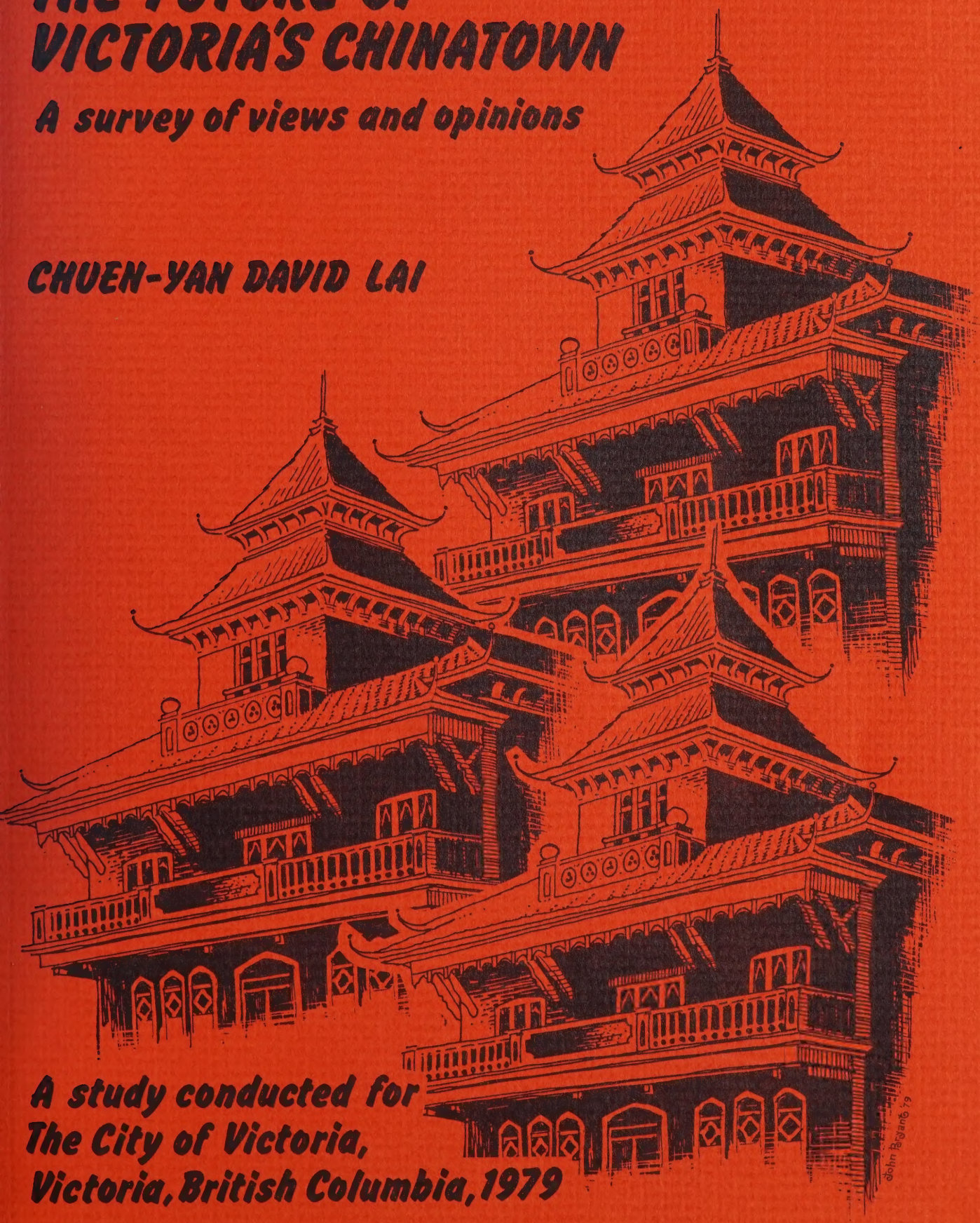


# ***THE FUTURE OF VICTORIA'S CHINATOWN***

***A survey of views and opinions***

***CHUEN-YAN DAVID LAI***



***A study conducted for  
The City of Victoria,  
Victoria, British Columbia, 1979***





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A Study conducted for the City of Victoria

Victoria, British Columbia, 1979





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## 1. VICTORIA'S CHINATOWN: AN OVERVIEW

Victoria's Chinatown, established in the early 1860's, is the oldest Chinatown in Canada. At the turn of the century, it was the largest Chinese settlement in Canada, covering more than six city blocks on the northern fringe of the downtown commercial core of Victoria. In its prime, Victoria's Chinatown had several hundred residents and numerous retail stores, import and export companies, opium dens and factories, brothels, temples, churches, schools, theatres and many other types of institutions. It was a fully self-contained community and regarded by the Chinese across Canada as their headquarters. Chinatown functioned as a training base where new arrivals from China were exposed to western culture, taught to understand the English language and trained to survive in a new environment. Those who learned 'the rope' and acquired a trade from their fellow countrymen in Chinatown would strike out to other parts of the city or other cities to begin new lives. The old, unemployed and poor would often fall back on Chinatown for help and companionship. Chinatown also functioned as a sanctuary, protecting its members against discrimination practised by the White community.

After World War II, discriminatory laws against the Chinese were abolished and racial prejudice subsided. As Chinatown ceased to be an enclave of protection against





discrimination, its Chinese residents gradually moved out of Chinatown and became assimilated into the White community. Another contributing factor to the depopulation is that many former residents of Chinatown moved to other parts of the city when they could afford better accommodation. Behind and above the commercial facades on Fisgard Street are dilapidated tenements where about a hundred persons still reside. Churches, theatres and various clubs and associations which once flourished inside Chinatown have been abandoned for decades. The Chinese Hospital was closed recently and the future of Chinese Public School is uncertain as its enrolment is declining. Chinatown's withered economy today relies on few Chinese restaurants and grocery stores. As a result of its economic and population decline, Chinatown has now lost many of its former lustre and functions. It is only a fragment of what it once was and covers an area of less than three city blocks. About half of its properties and business concerns are not owned by the Chinese themselves. Its business 'centre' where Chinese continuity is still discernible, is confined to the eastern section of Fisgard Street between Store and Government. Adjoining the 'centre', some buildings have been demolished and the space has been converted into parking lots while other buildings are used as warehouses or left vacant.





In spite of its diminished area and socioeconomic activities, Victoria's Chinatown still retains some important functions and unique characteristics. It remains as a residential neighbourhood essentially for lower income groups of the Chinese community. It serves as a reception area for some new Chinese immigrants who do not know English and reside there temporarily for its familiar surroundings. Like the old, retired residents, some new immigrants have chosen to live in Chinatown for its cheap accommodation. . Many Chinese people who live in other parts of the city belong to clubs and associations in Chinatown where they play mahjong and other games or discuss business. To some of them, Chinatown is not only a Chinese rendezvous for social gatherings but also their second home.

During the last two decades there have been several renewal proposals or plans for Chinatown. For example, the Capital Region Planning Board proposed in 1961 the conversion of the eastern part of Fisgard Street between Store and Government into a pedestrian mall. Milton Tisdelle, a design consultant, drew up a plan in 1972 to restore the vacant, dilapidated buildings on either side of Fan Tan Alley. None of these plans was comprehensive and addressed itself to the problems of Chinatown. Moreover, these plans have been drawn up without the input from the people who own properties, do businesses and reside there. Until





this study, there has been little or no attempt to involve the Chinese community in the study of Chinatown.

Chinatown has not yet deteriorated beyond rescue and many of its buildings can be restored to their original characteristics. Between these buildings and behind their commercial facades are intricate networks of picturesque arcades, narrow alleys and enclosed courtyards. This hidden section of Chinatown, unknown to the public, is looked upon by the Chinese as a socio-psychological well to which they can return and refresh themselves. For over a century, Chinatown has been physically a part of Olde Town Victoria. It should be linked up with the downtown area in its future economic revival although its cultural and historical identity should be retained. Chinatown today is no longer a 'town' serving the Chinese only. To an increasing extent, it serves the non-Chinese people commercially, socially and culturally as well. The history and functions of Chinatown, combined with the visual appeal of its heritage buildings and the hidden networks of alleys behind them, merit the special attention of the City to its preservation and rehabilitation.





## 2. TERMS OF REFERENCE

At its March 22, 1979 meeting , City Council passed a resolution to hire a coordinator for the purpose of obtaining the opinions and views of the Chinese community about the future of Chinatown and to make preliminary recommendations to Council for its improvement. The consultant's responsibilities were to :

- (a) identify the landowners, tenants and other groups in Chinatown and meet with them and inform them of the purpose of the study;
- (b) identify the people who are willing to serve on a liaison committee representative of the Chinese community that would liaise between the community and the City and other agencies involved in any future planning programme in Chinatown;
- (c) survey the community and determine
  - i/ what are perceived as the problems facing Chinatown;
  - ii/ what improvements are considered appropriate to resolve the stated problems;
  - iii/ to what extent the Chinese community is willing to contribute to a local planning and improvement programme;
- (d) make recommendations for future action by the City.





The original request of Council was to obtain the views and opinions of the Chinese about the problems and future of their 'town'. As many non-Chinese people own properties and run businesses in Chinatown and its economy depends on both Chinese and non-Chinese patrons living outside Chinatown, the author has broadened the scope of the study by including the views of non-Chinese community in Chinatown, users of Chinatown and tourists to Victoria. Five interest groups are therefore identified in the questionnaire survey:

- (i) Property Owners
- (ii) Merchants ( Business Proprietors)
- (iii) Residents ( Heads of Households)
- (iv) Users
- (v) Tourists

### 3. APPROACH AND METHODOLOGY

The approach for the study involved the collection and analysis of demographic and economic data on Chinatown, and the development of a public participation programme by means of the questionnaire type of survey. A large notice was pinned up on the bulletin board in Chinatown and letters were sent to its property owners, merchants and residents, alerting them to the coming questionnaire interviews. The Chinese community was





informed of the forthcoming survey by word of mouth and by reports in Chinese newspapers. Several assistants were employed to deliver the questionnaire to Chinatown's property owners, merchants, and heads of households, giving the respondents an opportunity to discuss the questionnaire with the survey assistants. On several occasions, a respondent had refused to participate in the survey until the author personally telephoned or visited him or her, and persuaded him or her to complete the form. Representatives of various associations were employed to interview members of their respective associations. Copies of questionnaire were also sent out by mail to the author's friends or his friends' friends, or distributed to patrons in Don Mee, Jade Gardens and other Chinese restaurants or cafes. Sometimes, stamped, self-addressed envelopes were provided. On May 5, 1979 a table was set up at the corner of Fisgard and Government streets and questionnaire was distributed personally to people who came to Chinatown. In order to establish rapport with the respondents, the author attended meetings of various Chinese associations and entreated their participation in the survey. The interviews of Chinatown's property owners, merchants, heads of households and users were conducted during the period from April 15 through June





3, 1979. In order to obtain the tourists' impressions of Chinatown, assistants were sent out to ferry terminals at Swartz Bay and Inner Harbour to interview tourists leaving Victoria on May 21 or 28, 1979.

#### 4. DESIGN OF QUESTIONNAIRES AND RATE OF RESPONSE

There were six sets of questionnaires, one for each of the five interest groups. The common set of questions was answered only by Chinatown's property owners, merchants, residents and users. Questions were either fixed-alternative or open-ended. Respondents were encouraged to express their thoughts freely. 1,650 questionnaire forms were printed but only 1,116 were distributed. The rates of responses from the five interest groups were very high because personal interview or telephone survey was used (Table 1 ).

TABLE 1 NUMBER OF INTERVIEWS OR QUESTIONNAIRE FORMS DISTRIBUTED IN THE SURVEY AND RATE OF RESPONSE

| Interest Group       | No. of Forms | No. of Respondents | No. of Non-Respondents | Rate of Response |
|----------------------|--------------|--------------------|------------------------|------------------|
| Property Owners      | 51           | 35                 | 16                     | 68.6 %           |
| Business Proprietors | 55           | 44                 | 11                     | 80.0             |
| Heads of Households  | 60           | 28                 | 32                     | 46.7             |
| Users                | 700          | 504                | 196                    | 72.0             |
| Tourists             | 250          | 185                | 65                     | 74.0             |
| Total                | 1,116        | 796                | 320                    | 71.3 %           |





## 5. BACKGROUND DATA

Since there are no official boundaries for Victoria's Chinatown, for the purpose of this study, an arbitrary line was drawn to enclose those parts of city blocks where Chinese identity is readily discernible. Victoria's Chinatown as defined in this study comprises of city blocks G and F and parts of blocks M and L (Fig.1). A summary of the characteristics of this area is as follows:

- 5.1 Land Area           - 385,200 square feet ( 8.84 acres or  
3.57 hectares)
- 5.2 Population       - 50 households and 129 residents in  
May, 1979
  - about one quarter of the population  
is pensioners
- 5.3 Property  
Ownership           - 29 groups of property owners of  
which 19 were Chinese and 10  
non-Chinese (Fig. 2 and Fig. 3 )
- 5.4 Heritage  
Structures          - 30 heritage structures were identified  
by the Ministry of Recreation and  
Conservation in August, 1977 (Fig.4)
  - Most were built before the 1910's  
(Fig. 5)
  - 23 heritage structures are owned by  
Chinese and 7 by non-Chinese



## VICTORIA'S CHINATOWN, 1870's - 1970's

## 5.5 Economy

- 9 parking lots and 7 vacant buildings (Fig. 6). In addition, upper floors of some buildings are vacant
- Half of Chinatown's 55 business concerns are run by westerners (Fig. 7)
- 8 restaurants, 7 grocery stores, 5 second-hand shops and 11 antiques and gifts shops constitute over half Chinatown's business establishments (Fig. 8)

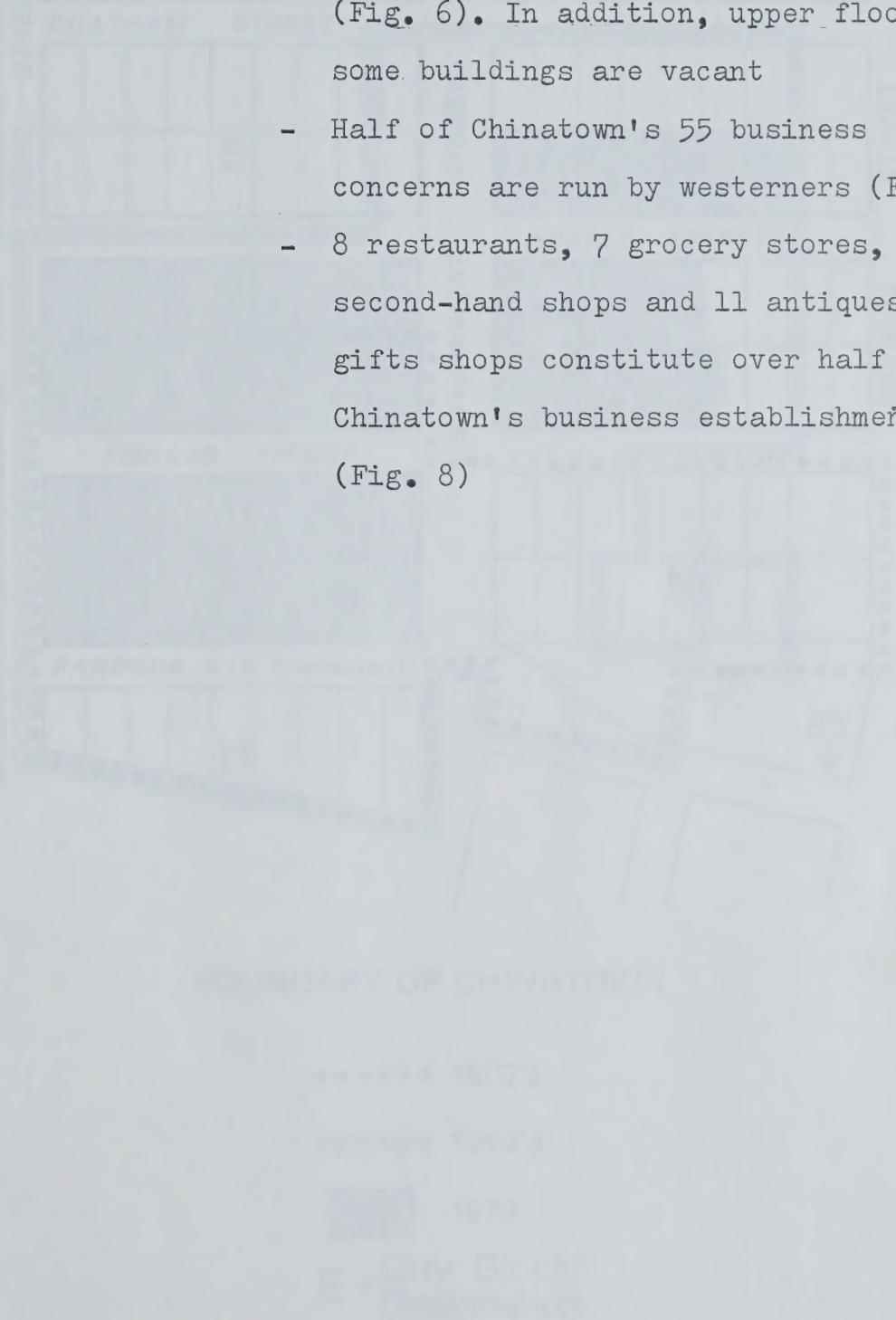


FIG. 1





# VICTORIA'S CHINATOWN, 1870's - 1979.



## BOUNDARY OF CHINATOWN

..... 1870's

//// 1910's

■ 1979

E - City Block Designation

FIG. 1





STREET

LOU-POY CHAN

HOOK SIN TONG

SUE

SING

CCBA

CHAN

CCBA

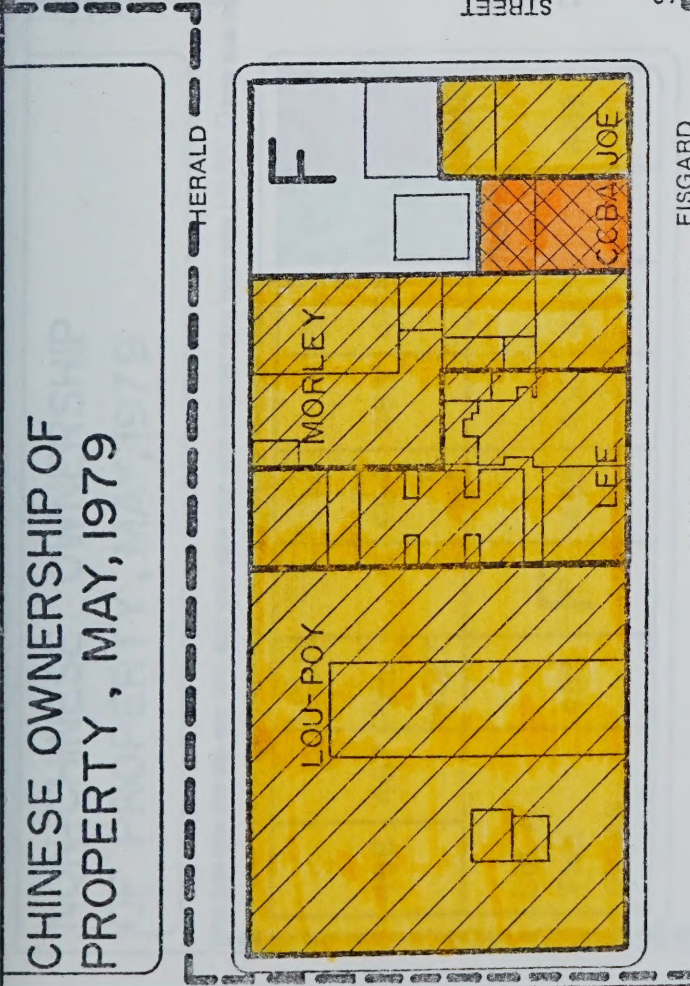
M

ON YEE STREET

LEE ASSN.



| LEGEND                                                                            |                         |
|-----------------------------------------------------------------------------------|-------------------------|
|  | Associations            |
|  | Group of Family Members |
|  | Group of Individuals    |
|  | City Block Designation  |
|  | Study Area of Chinatown |



12

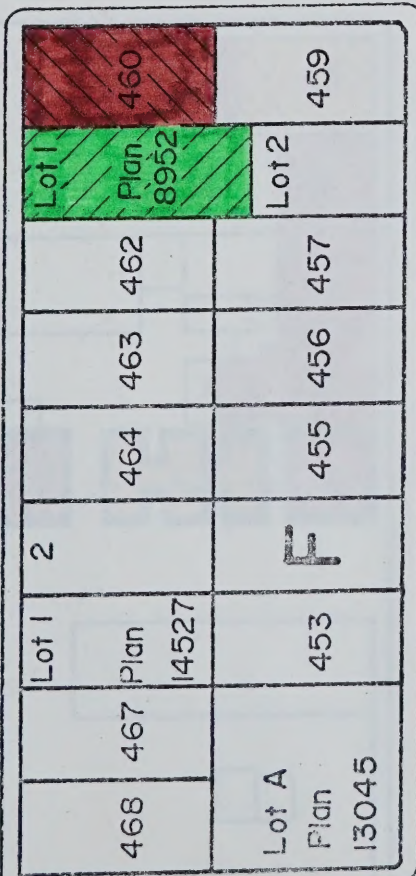






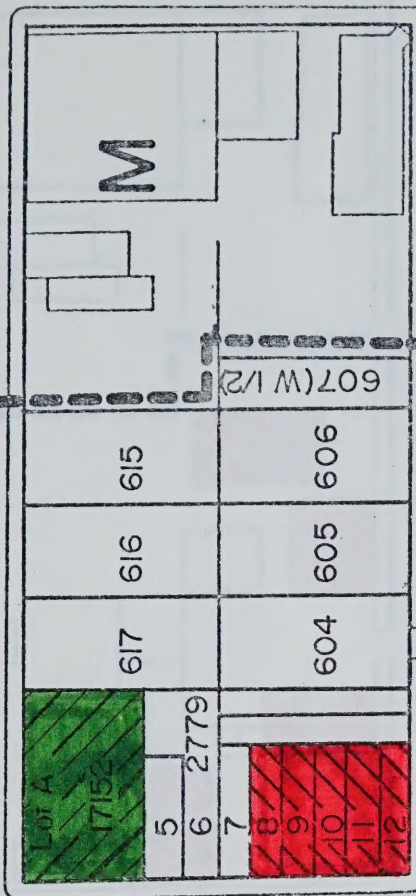
# NON-CHINESE OWNERSHIP OF PROPERTY, MAY, 1979

HERALD

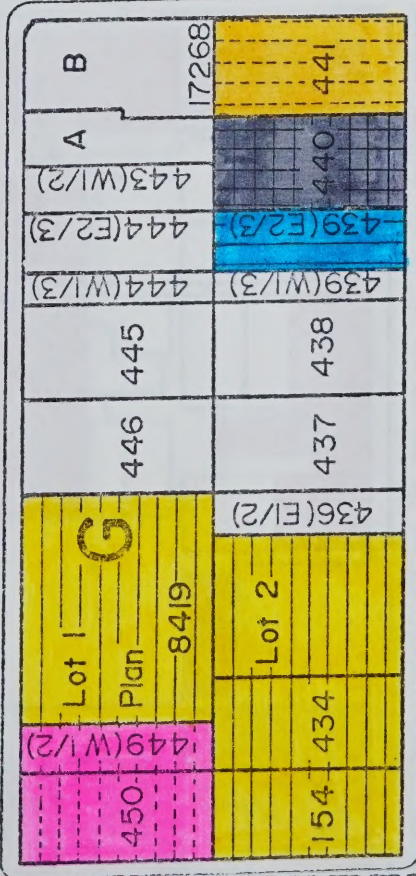


STREET

STREET

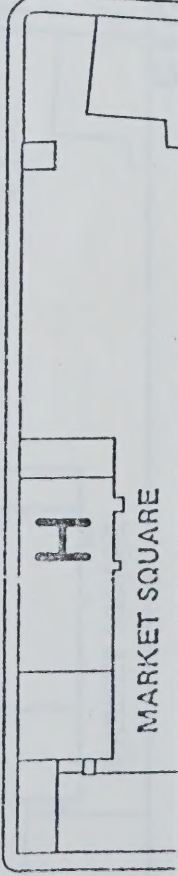


FISGARD



AVENUE

PANDORA



MARKET SQUARE

## LEGEND

- Victoria Tire
- City of Victoria
- Capital City Auto.
- Victoria Brake Specialty
- D.R. Harper
- Lot Number
- City Block Designation
- James Richardson & Sons
- John White Co.
- The Worthington Family
- Victoria Old Age Pensioners Assn.
- Roy Waters
- Study Area of Chinatown

FIG.3







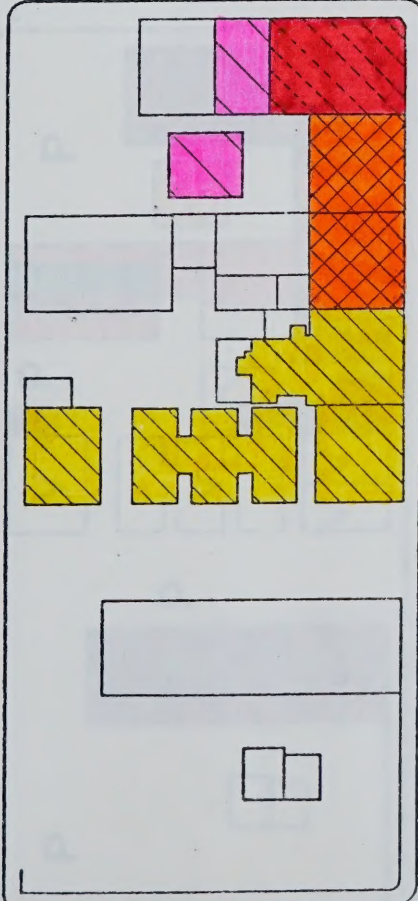
FIG. 4





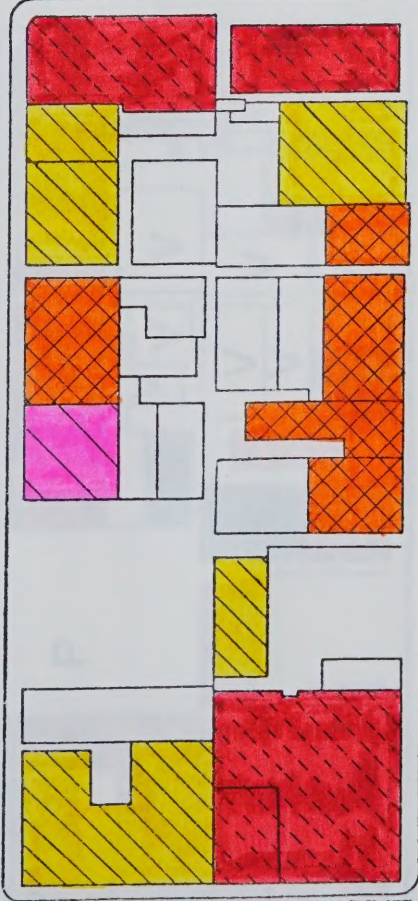
# HERITAGE STRUCTURES: PERIOD OF CONSTRUCTION

HERALD

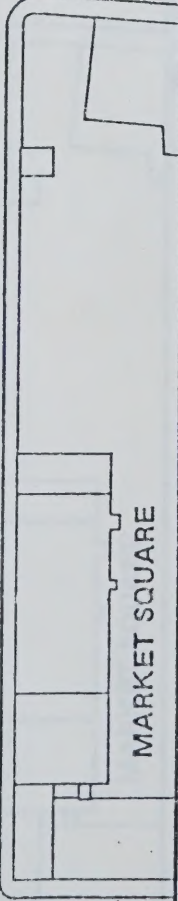


STREET

FISGARD

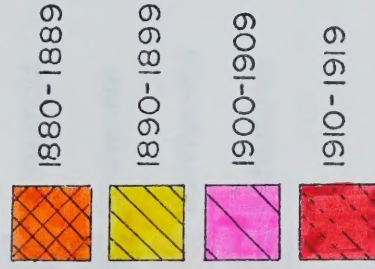


PANDORA AVENUE



MARKET SQUARE

## LEGEND



Study Area of Chinatown

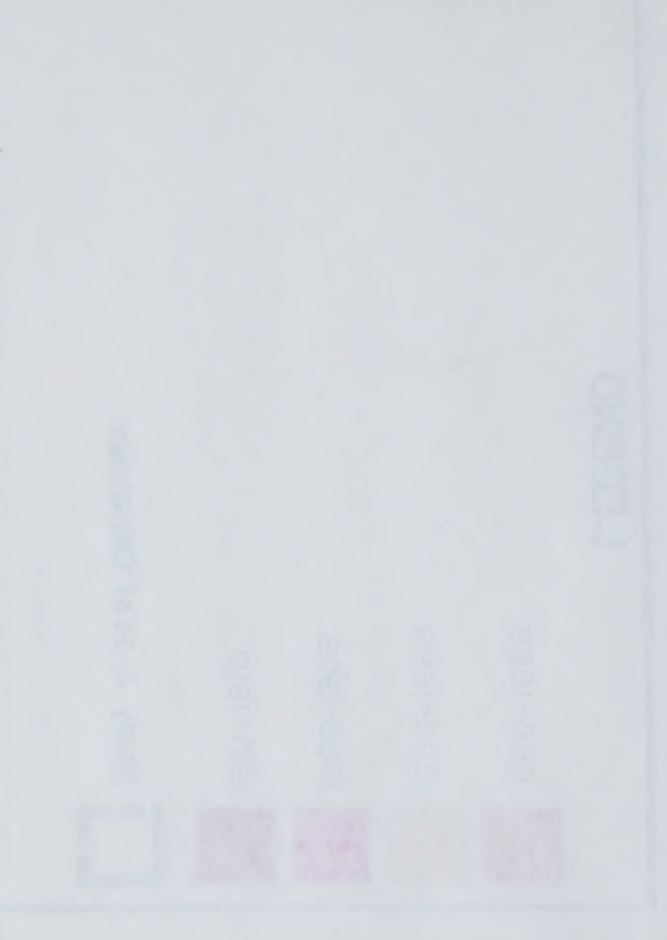


FIG. 5





PERIOD OF CONSTRUCTION  
PERIOD OF CONSTRUCTION



PERIOD OF CONSTRUCTION  
PERIOD OF CONSTRUCTION

LAND USE OF CHINATOWN  
MAY, 1979



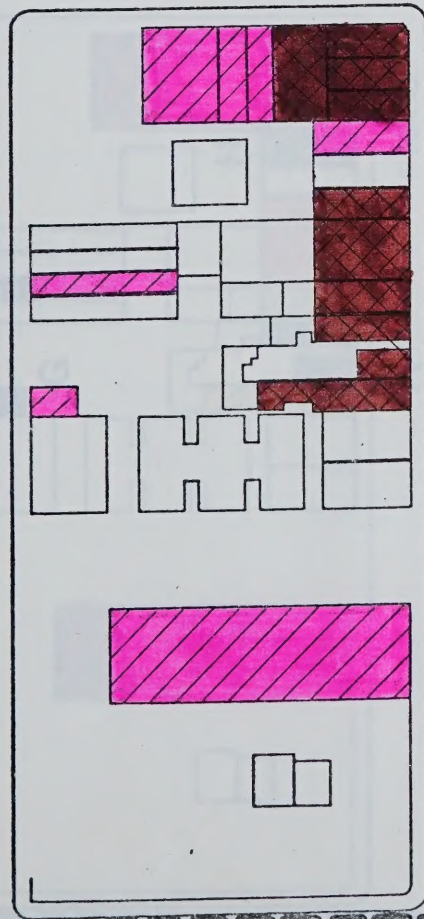
FIG. 6



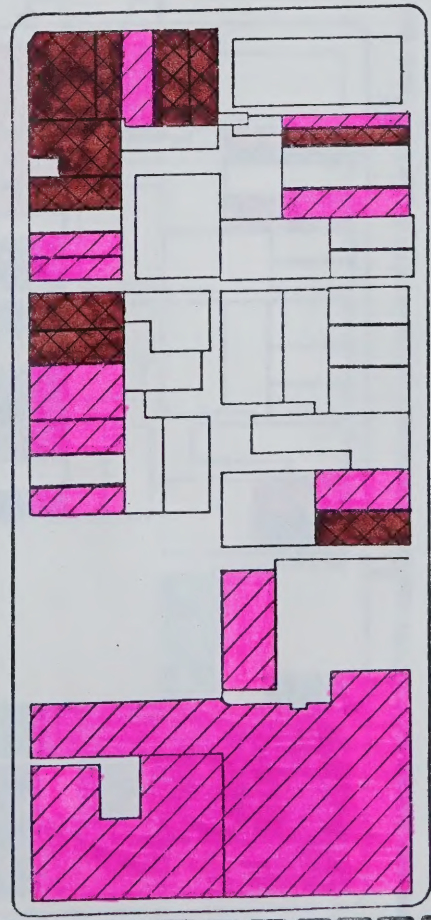


# OWNERSHIP OF BUSINESS ESTABLISHMENTS IN CHINATOWN MAY, 1979

HERALD

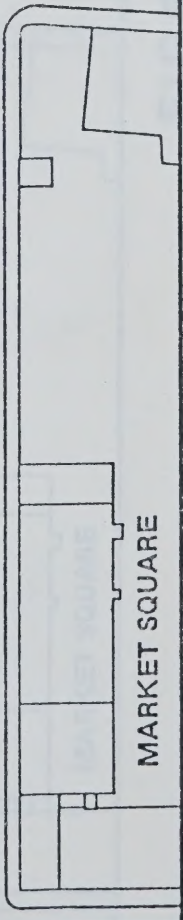


FIGARD



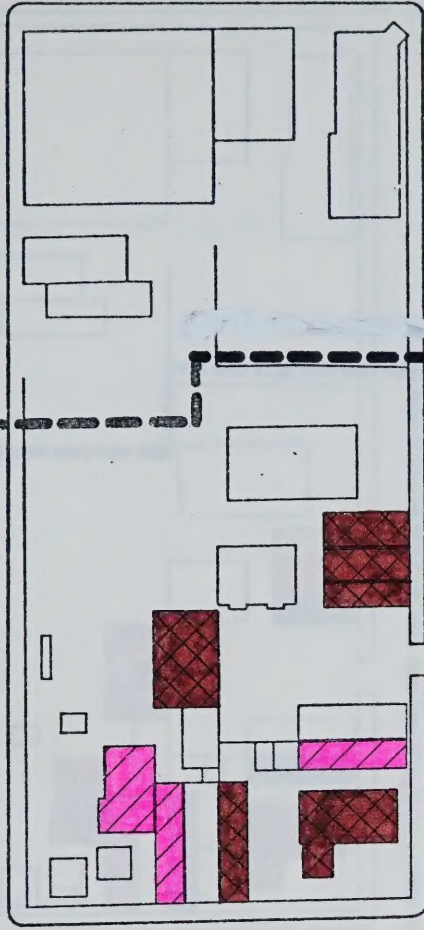
AVENUE

PANDORA



MARKET SQUARE

STREET



STREET

GOVERNMENT

**LEGEND**

Chinese Business Establishments

Non-Chinese Business Establishments

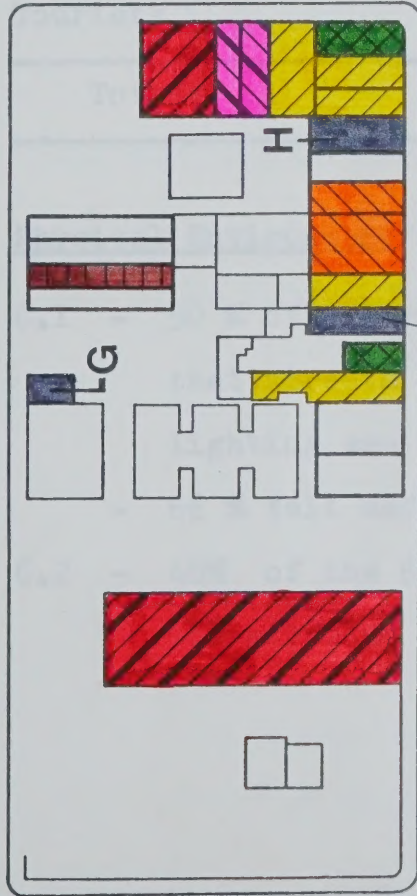
Study Area of Chinatown



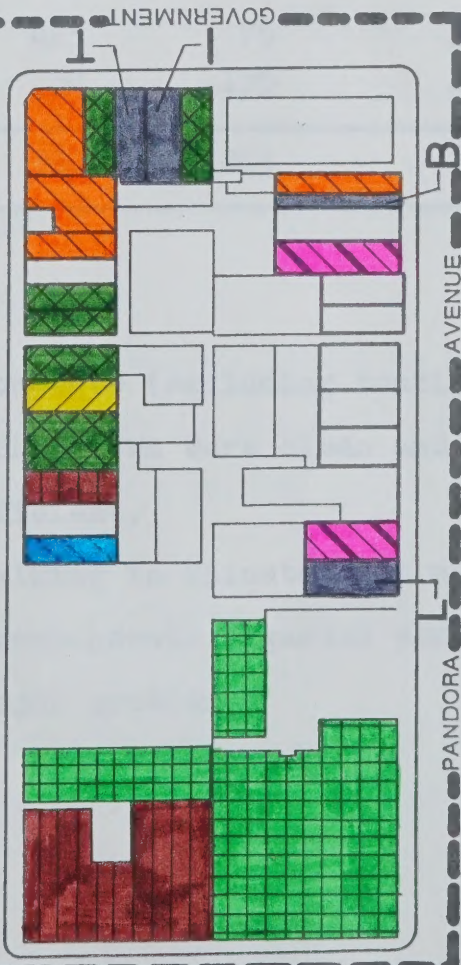


# TYPES OF BUSINESS ESTABLISHMENTS IN CHINATOWN MAY, 1979

HERALD



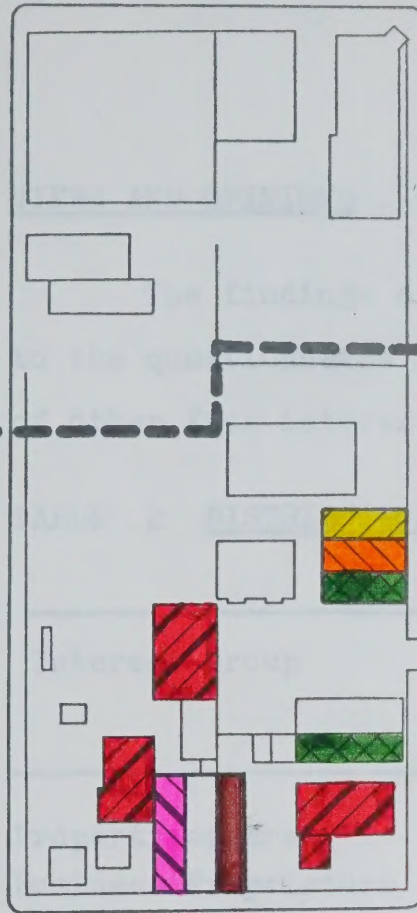
FISGARD



PANDORA AVENUE

MARKET SQUARE

STREET



STREET

## LEGEND

|  |                                    |  |                         |
|--|------------------------------------|--|-------------------------|
|  | Antiques, Gift Shop or Art Gallery |  | Herbalist               |
|  | Grocery or Meat Store              |  | Laundry                 |
|  | Restaurant or Cafe                 |  | Barber                  |
|  | Second Hand Shop or Pawn Shop      |  | Insurance Agent         |
|  | Auto Dealer, Repairing, or Service |  | Travel Agent            |
|  | Workshop                           |  | General Contractor      |
|  | Welding and Repairing              |  | Study Area of Chinatown |
|  | Garden Supplies                    |  |                         |

FIG.8





## 6. VIEWS AND OPINIONS

The findings are based on the results of responses to the questionnaire survey of 185 tourists and 611 respondents of other four interest groups (Table 2).

TABLE 2 DISTRIBUTION OF RESPONDENTS BY INTEREST GROUPS

| Interest Group       | No. of Respondents |             |       |
|----------------------|--------------------|-------------|-------|
|                      | Chinese            | Non-Chinese | Total |
| Property owners      | 25                 | 10          | 35    |
| Business Proprietors | 24                 | 20          | 44    |
| Heads of Households  | 26                 | 2           | 28    |
| Users                | 425                | 79          | 504   |
| Tourists             | 30                 | 155         | 185   |
| Total                | 530                | 266         | 796   |

### Physical Environment :

- 6.1 - 50 % of 611 respondents (excluding tourists) felt that streets in Chinatown were clean and their lighting was sufficient.
- 66 % felt safe walking in Chinatown at night
- 6.2 - 40% of the 611 respondents regarded parking in Chinatown as a major problem





- 6.3 - 85 % of the respondents would like to conserve and enhance the appearance of Chinatown
  - 75 % did not want Chinatown to lose its Oriental identity and become assimilated into the downtown area
  - 70 % opposed the suggestion that a new Chinatown should be built elsewhere in the City
- 6.4 - 45 % of the respondents opposed the idea of converting part of Fisgard Street into a total pedestrian mall
- 6.5 - 80 % wished Fan Tan Alley to be rehabilitated
- 6.6 - 60 % of Chinatown's property owners felt that their buildings required some renovations
  - 40 % intended to upgrade their buildings

Socioeconomic Environment :

- 6.7 - Little land speculation
  - 60 % of Chinatown's property owners do not consider selling their properties or buying more properties in Chinatown within the next two or three years
- 6.8 - Rents are cheap
  - 67 % of Chinatown's merchants are paying at a rate between \$1 and \$3 per square foot
  - residents are paying a monthly rent of \$40 - \$70 for a one-bedroom suite, and \$60 - \$130 for a two-bedroom suite





- 6.9 - 33 % of the 611 respondents would consider living in Chinatown only when they became old and feeble and when Chinatown's living environment had been improved
- 6.10 - Limited job opportunities. Only 140 full-time and 50 part-time jobs in May, 1979
- 6.11 - Most of Chinatown's merchants stated that their business depended very much on local Western patrons and very little on tourists
- 6.12 - 66 % of Chinatown's merchants felt that publicity of Chinatown given to tourists was insufficient
- 33 % were willing to spend money on an advertising campaign
- 6.13 - 80 % of 185 tourists responding to an interview had not visited Chinatown. Many of them did not know there is a Chinatown in Victoria
- 6.14 - 80 % of the 611 respondents favoured the establishment of a Chinese Community Centre
- Most people felt that the following facilities were the most essential in the development of Chinatown:
- i/ A Chinese Senior Citizens' Home
  - ii/ A Chinese Hospital
  - iii/ A Chinese Health Clinic
  - iv/ A large multi-purpose Assembly Hall





## 7. CHINATOWN'S MAJOR PROBLEMS

Strictly speaking, Victoria's Chinatown remains quite intact. Unlike Chinatowns in Toronto or Calgary, Victoria's Chinatown has not drastically changed its original characteristic. Therefore, we still have the chance to rehabilitate and preserve it as a unique component of the urban fabric of Victoria. In order to capture this opportunity, it is necessary to investigate the major problems of Chinatown today. They are outlined as follows:

### 7.1 Lack of Identifiable Boundaries

At no time has Chinatown been delimited as an administrative or functional unit by the City. It is impossible to carry out a planning programme for Chinatown if it does not have official boundaries to define its areal extent.

### 7.2 Physical Deterioration and Functional Obsolescence of Buildings

Some old buildings in Chinatown are in a poor state of repair. Since they do not meet the National Building Code, the National Fire Code or other codes, they have been condemned. Many of their upper floors have been left vacant for many years. Property owners find it economically and architecturally difficult to renovate their buildings because of escalating costs





of maintenance, low rental incomes, strict standards of building, fire and other codes.

### 7.3 Decline of Economy and Lack of Diversity

Businesses are restricted to few Chinese restaurants, grocery stores and gifts shops. Aside from these business concerns, it has little to attract local residents or tourists. There are many points of interest in Chinatown, such as Tam Kung Temple, the shrines of Dart Coon Club and Chinese Consolidated Benevolent Association, Kung Fu Club, Fan Tan Alley and the stained glass dome of Hook Sin Tong, which will attract tourists to Chinatown if they are publicized.

### 7.4 Lack of a Focal Point for Socio-cultural Activities

Chinatown has various associations. Unfortunately there is a lack of communication between them. Each association organizes activities for its own members. Chinatown does not have a focal point where Chinese people can get together and organize various socio-cultural activities.

### 7.5 Small Population Base

Chinatown has about a hundred residents who constitute a very limited market for its business. As it now exists, it is not an attractive residential neighbourhood. Most of the Chinese people





do not consider living in Chinatown again.

#### 7.6 Community Indifference and Lack of Community Confidence in themselves and in the City

Most people would like to revitalize Chinatown but feel that what they hope for is what cannot be achieved easily.

### 8. PROPOSALS TO RESOLVE THE STATED PROBLEMS

Proposals to resolve the identified problems have been made on the basis of the survey's findings and feedback derived from discussions with members of the Chinese and non-Chinese communities at various meetings.

#### 8.1 Demarcation of Chinatown

The proposed boundaries of future Chinatown are based<sup>on</sup> the Chinese concept of the "central heaven" guarded by four supernatural creatures at its four cardinal points of direction ( Fig. 9 and Fig. 10). Statues of these creatures and Chinese-styled gateways would mark the centre or entrances to Chinatown, the historical gateway to Canada from Asia. [For example, a Chinese gateway was erected in 1882 for the visit of Princess Louise and Marquis of Lorne ( Fig. 11).] Within the proposed boundaries, Chinatown can be divided into three sections:





25







# PROPOSED CHINATOWN BOUNDARY

Legend:  
 CORE AREA  
 FUTURE DEVELOPMENT AREA

# A CONCEPTUAL PLAN FOR FUTURE CHINATOWN

## MIDDLE

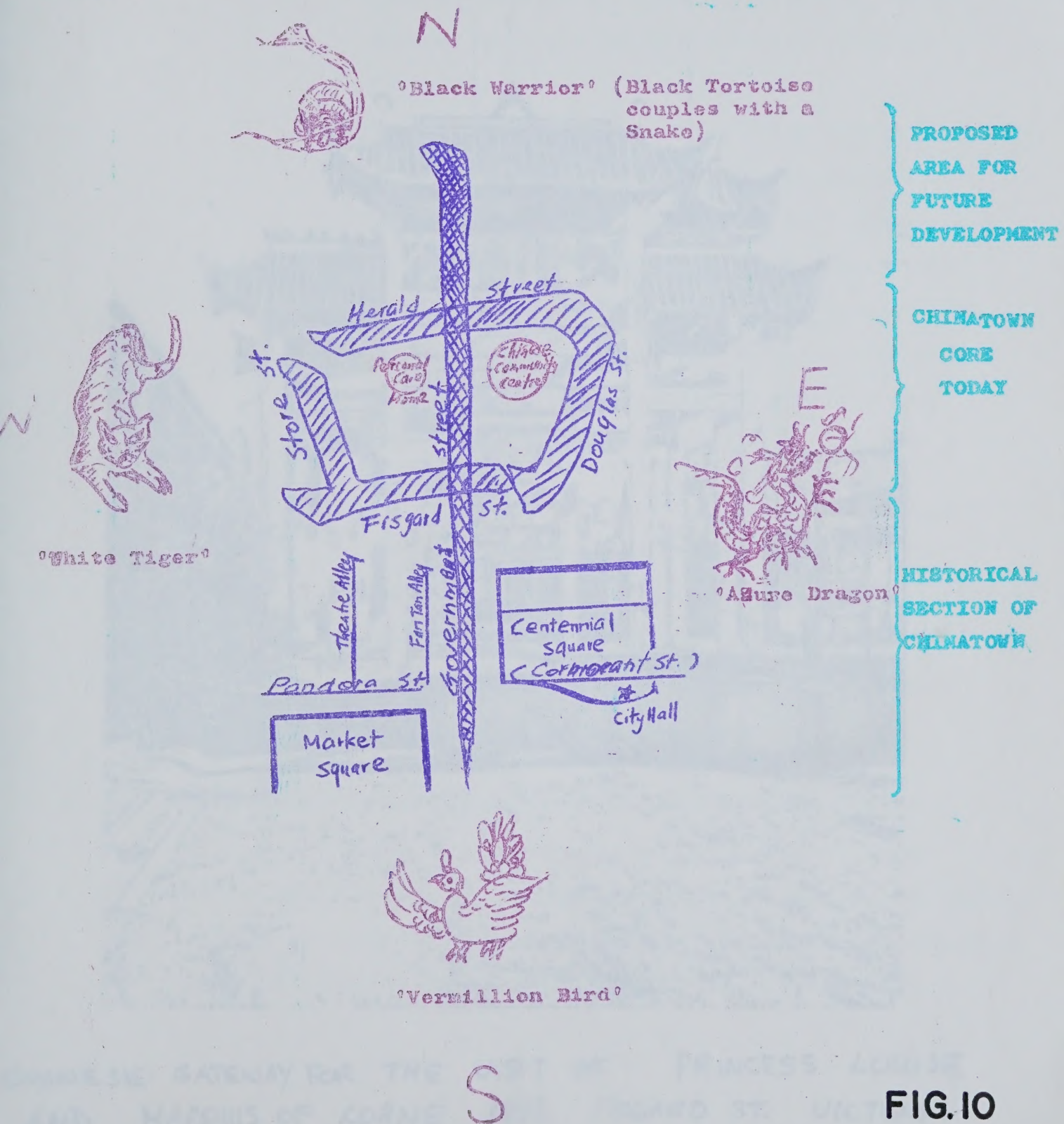


FIG.10



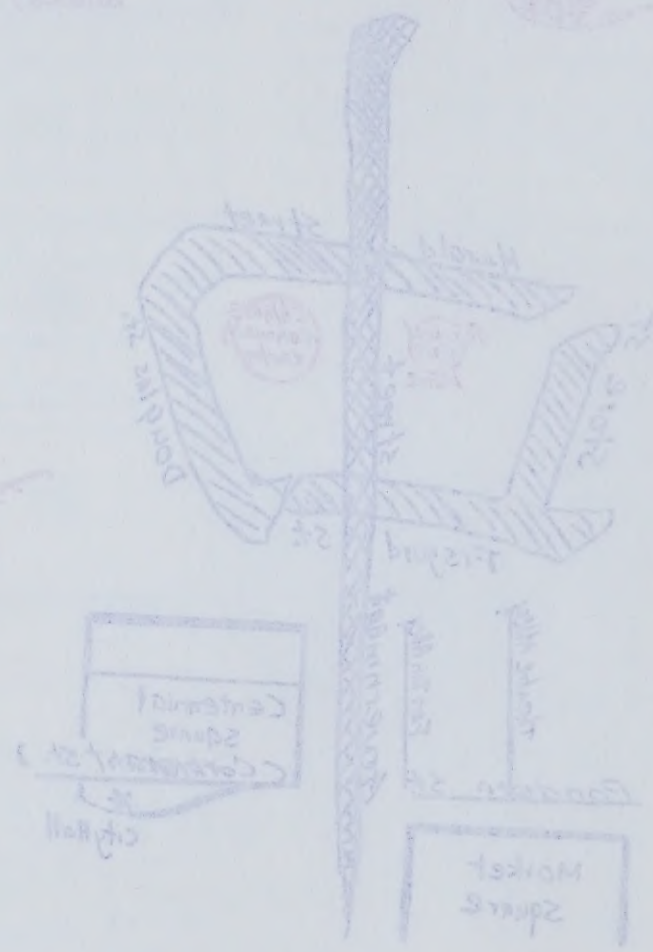
MIDDLE

PROPOSED  
AREA FOR  
FUTURE  
DEVELOPMENT  
ORIGINATOR  
CORE  
TERRAIN  
HISTORIC  
SECTION  
EXPLANATION

Black Warrior (Black Warrior  
conglomerate with a  
break)

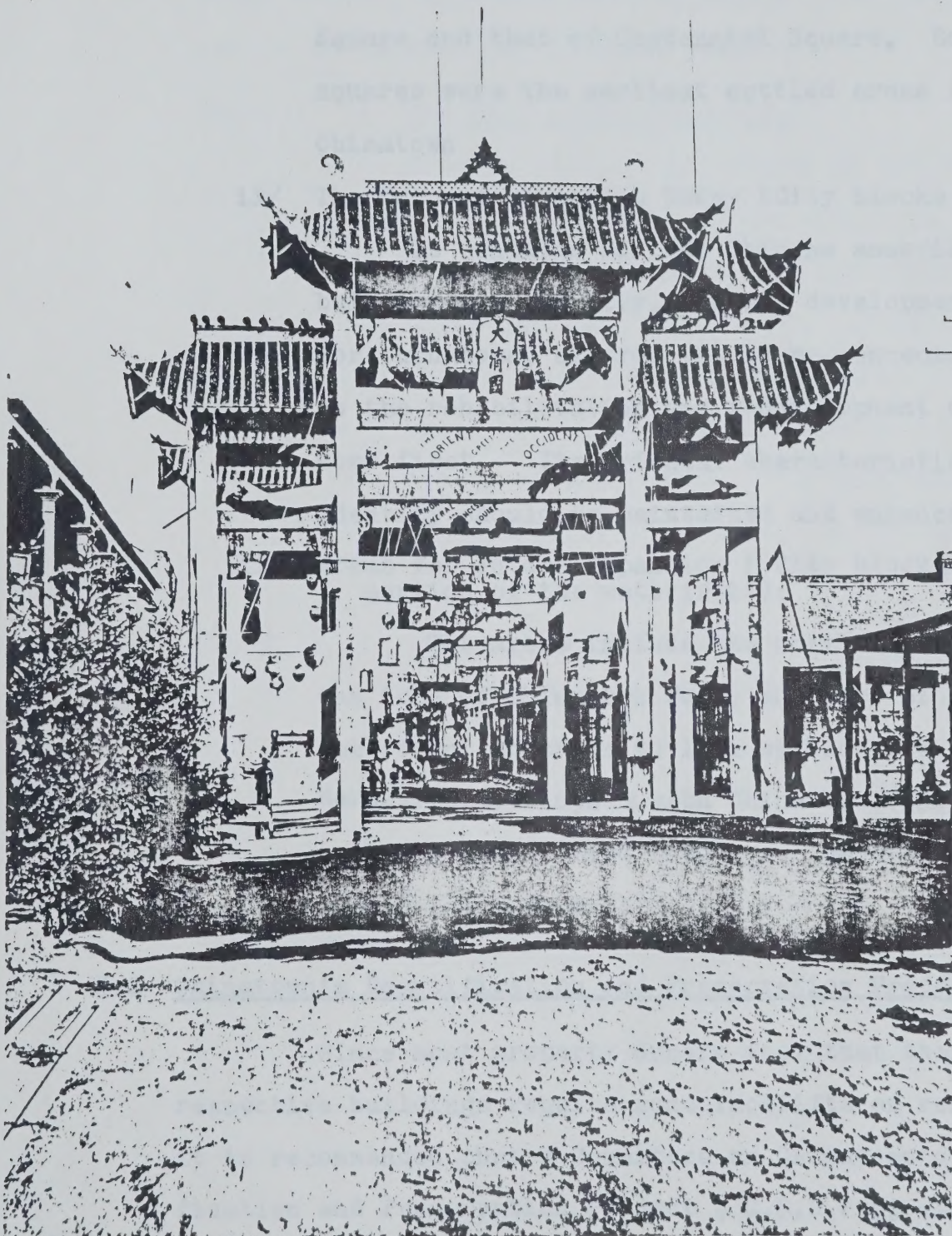


Black Warrior



Black Warrior

FIG. II



CHINESE GATEWAY FOR THE VISIT OF PRINCESS LOUISE  
AND MARQUIS OF LORNE 1882. FISGARD ST. VICTORIA.





i/ The Historical Section (City blocks H and N):

It includes the northern section of Market Square and that of Centennial Square. Both squares were the earliest settled areas in Chinatown

ii/ The Core of Chinatown Today (City blocks F, G & M):

It contains all the Chinese association buildings in the City. In any development plan for Chinatown, efforts should be concentrated on the rehabilitation and redevelopment of this Core first. Its Oriental characteristics and identity should be maintained and enhanced.

iii/ Areas for Future Expansion ( City blocks D, E and portion of the waterfront):

The areas include the northern fringe of the Core of Chinatown Today and part of the waterfront in order to link up Olde Town and Inner Harbour redevelopment with Chinatown. This section could be transformed into a residential and commercial district.

## 8.2 Chinatown's Beautification and Preservation Project

Since most property owners feel that their respective buildings require some facelifts or renovations, it is recommended that a Committee on Chinatown's Beautification and Preservation Project ( C.B.P.Project)





be established by representatives of Chinatown's property owners, merchants and residents. The project should be carried out in three phases:

Phase I : The Facelifting Programme

Efforts should concentrate on the painting or hydro-blasting of the exteriors of buildings to provide immediate improvements to their physical appearance. Property owners should commit themselves in this Programme based on a cost-sharing-formula with various levels of government. The City should start drawing up urban design criteria for Chinatown.

Phase II : The Renovation of the Interiors of Buildings

The National Building Code, the National Fire Code and other codes are not designed for old heritage buildings. Alternative code requirements for them should be adopted before Phase II or Phase III could be launched.

Phase III : The Rehabilitation of Fan Tan Alley

Fan Tan Alley was formerly a busy street where many gambling dens have once existed. It was a 'forbidden city' within a 'city'. Most respondents in the survey felt that it could be developed into a tourist attraction. A study should be carried out to examine the





option and opportunity for its rehabilitation.

### 8.3 Chinese Community Centre Project

Since most people favour the establishment of a Chinese Community Centre, it is necessary to look for a Chairman for the Committee on Chinese Community Centre Project ( C.C.C. Project) who is acceptable to both the Chinese Consolidated Benevolent Association (CCBA) and non-CCBA members ( Fig. 12).

### 8.4 Long Term Care Project

The survey also indicated that most people would like to establish a long term care facility in Chinatown. A Committee on Long Term Care Project (L.T.C. Project) should be struck to investigate the erection of such a facility, possibly on the site of the defunct Chinese Hospital.

### 8.5 Restoring the Faith of the Chinese Community

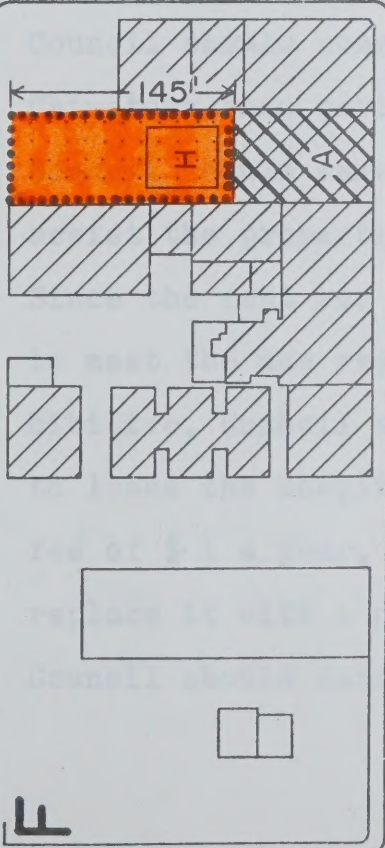
Many Chinese people at present are apathetic, indifferent or doubtful about the future of Chinatown. It is a fundamental principle that if a **person wants** to achieve something, **he must** have confidence to do it. Chinatown is the root of the Chinese community. Its demise would be a loss of Chinese identity in the multi-ethnic society of Canada. Methods to restore their faith in Chinatown are



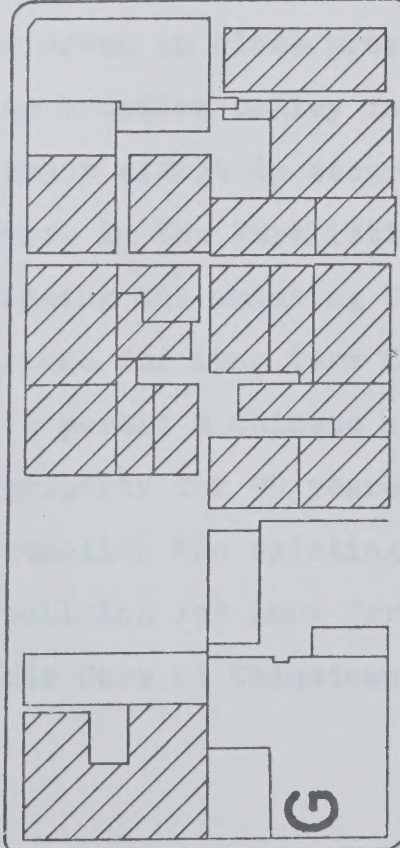


# STUDY AREA OF CHINATOWN APRIL-JULY, 1979

HERALD  
60'



FISGARD

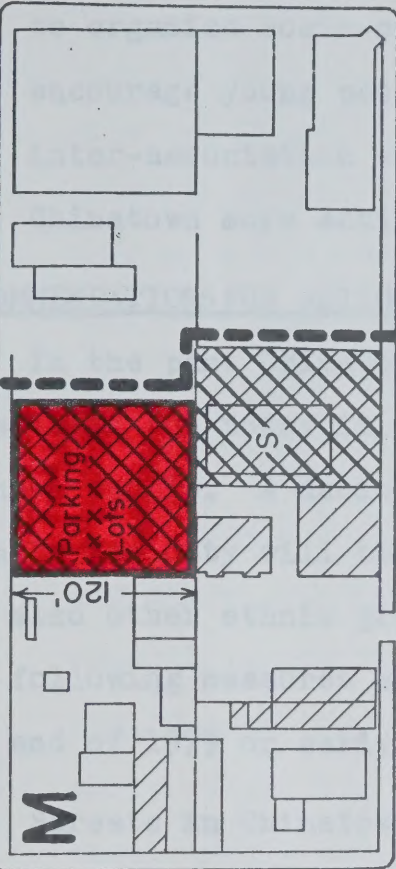


PANDORA AVENUE

MARKET SQUARE

STREET

120'



STREET

## LEGEND



Study Area of Chinatown



Chinese Hospital



Chinese Public School



Former Office building of the Chinese Consolidated Benevolent Assn. (C.C.B.A.)



Site for the Chinese Community Centre



Proposed Site for A Personal Care Home



City Block Designation



Property Owned by the C.C.B.A



Property Owned by the City of Victoria



Properties of Owners who Joined the Facelifting Program

FIG. 12





to organize socio-cultural activities in Chinatown, encourage young people to participate, and promote inter-association social functions. This will make Chinatown more active again.

## 9. RECOMMENDATIONS FOR ACTION BY THE CITY

In the past Chinatown was used mainly by the Chinese themselves but today it serves more non-Chinese than Chinese people. A decision to preserve and improve Chinatown by the City will benefit not only the Chinese community but also other ethnic groups. In order to improve Chinatown, the following measures should be taken by the City before the end of 1979 or early in the year of 1980:

- 9.1 Streets in Chinatown are fairly clean but there are few dirty spots. Additional curbside trash containers should be located throughout Chinatown.
- 9.2 Council should consider areas in close proximity to Chinatown when reviewing location policy for new parkades.
- 9.3 Council should make a major effort to secure funding to assist the property owners in the Facelifting Programme.
- 9.4 Since the cost for upgrading the existing Chinese Hospital to meet the new regulations for Long Term Care is prohibitive, Council should permit a Chinese non-profit society to lease the hospital property for 99 years at a nominal fee of \$ 1 a year, to demolish the existing premise and replace it with a new building for Long Term Care.
- 9.5 Council should define the Core of Chinatown and draw





- up a set of guidelines to maintain and enhance its Oriental characteristics and identity. Council should draw up a comprehensive plan to beautify the Core, e.g. tree planting, decorative Oriental signs etc.
- 9.6 Council should encourage the removal of overhead wiring and develop a timing for their removal.
- 9.7 The National Building Code, the National Fire Code, and other codes are major stumbling blocks to the rehabilitation of old heritage buildings. Council should make representation to the Provincial Government, requesting the adoptions of alternative code requirements for heritage buildings.
- 9.8 Council should give special attention to the rehabilitation of Fan Tan Alley.
- 9.9 Council should consider to develop a Tri-Square Project to link up Chinatown with the downtown area:
- i/ Market Square
  - ii/ Centennial Square
  - iii/ Chinatown Square - to be planned in  
the proposed Chinese Community  
Centre
- 9.10 In cooperation with the business community in Chinatown, Council should promote tourism in Chinatown.
- 9.11 Council should define boundaries for future Chinatown and draw up a plan to improve its living environment.





## 10. RECOMMENDATIONS FOR ACTION BY THE CHINESE COMMUNITY

The following recommendations for action by the Chinese community have already been implemented:

10.1 Three Committees have been set up to work on the three Chinatown projects respectively:

- i/ Chinatown's Beautification and Preservation Project ( C.B.P. Project)
- ii/ Long Term Care Project ( L.T.C. Project)
- iii/ Chinese Community Centre Project ( C.C.C. Project).

10.2 A Liaison Committee which is representative of the Chinese community and Chinatown's property owners, merchants and residents has been formed. It will liaise between the Chinese community and the City and other agencies involved in any future planning programme in Chinatown. The members on the Liaison Committee include:

- |    |                                                                     |                |
|----|---------------------------------------------------------------------|----------------|
| 1. | <u>Chairman</u> of Liaison Committee                                | Ed Lum         |
| 2. | <u>President</u> of Chinese Consolidated Benevolent Association     | Peter Lou-Poy  |
| 3. | <u>Legal Adviser</u> of Chinese Consolidated Benevolent Association | Ronald Lou-Poy |
| 4. | <u>Chairman</u> of C.C.C. Project Committee                         | William Eng    |
| 5. | <u>Chairman</u> of L.T.C. Project Committee                         | Daniel Bong    |





- |     |                                             |              |
|-----|---------------------------------------------|--------------|
| 6.  | <u>Chairman</u> of C.B.P. Project Committee | Herbert Kwan |
| 7.  | <u>Coordinator</u> of Chinatown's Projects  | David Lai    |
| 8.  | <u>Representative</u> of Chinatown          | Richard Joe  |
| 9.  | <u>Representative</u> of Chinatown          | Frank Lee    |
| 10. | <u>Representative</u> of Chinatown          | Roy Waters   |

10.3 A majority of Chinatown's property owners have signed and committed themselves to facelifting of their respective buildings. Some of them have surveyed the exteriors of their buildings and submitted lists of facelifting items which they feel are necessary. Owners who participate in the Facelifting Programme are :

1. The Lee Family
2. The Lee Family ( Morley Co.)
3. The Chu Family
4. The Chan Family
5. The Worthington Family
6. Roy Waters
7. Kin Wah Co.
8. Chung Wah Co.
9. Sun Wah Co.
10. John White Holdings Ltd.
11. Capital City Auto Co.
12. Chinese Consolidated Benevolent Association
13. Hoy Sun Ning Young Benevolent Association
14. Lung Kong Kung Shaw
15. Shon Yee Benevolent Association
16. The Lee Benevolent Association
17. Victoria Old Age Pensioners Association





- 10.4 Efforts have been spent on the unification of various factions in the Chinese community. Upon the request of the author, Chinese Presbyterian Church, Chinese Pentecostal Church and Victoria Chinese Alliance Church which were formerly not members of the Chinese Consolidated Benevolent Association, have agreed to join it and send representatives to its meetings. Although the Chinese Canadian Friendship Association is not a member of the CCBA, its cooperation with the CCBA is assured.
- 10.5 Chinatown is not a place for Chinese themselves but also a place for people of non-Chinese origin who are interested in Chinese culture and participate in Chinatown's activities. The functions of the proposed Chinese Community Centre are to sustain and foster Chinese culture and heritage, and to encourage Chinese people to be interested in the cultures of other ethnic groups in Canada. The Chinese Consolidated Benevolent Association has passed a resolution that the two parking lots behind Chinese Public School be used as the site for the proposed Chinese Community Centre.
- 10.6 A team of Victoria Chinatown Junior Lion Dancers has been formed. It is organized for the benefit of the





entire Chinese community therefore it is not affiliated to any Chinese clubs, associations or churches. This team will be used as a model for the organization of other socio-cultural activities in Chinatown and a means to promote tourism in Chinatown.

It is recommended to the Chinese community that the following steps should be taken before the end of 1979 or early in the year of 1980:

- 10.7 Chinatown residents should be encouraged to use private trash containers and not those available for use by the public
- 10.8 Although most people feel that Long Term Care facilities and Low Rental Housing for the Chinese Elderly are essential in Chinatown but the actual demand for these facilities has not been assessed. A study should be carried out to determine such a demand.
- 10.9 Committee on Chinese Community Centre Project should set up four sub-committees to discuss the following problems and come up with possible solutions before April, 1980:
  - i/ how to raise funds for the construction of the proposed Chinese Community Centre
  - ii/ how to maintain the Centre
  - iii/ what kind of facilities should be included in the Centre





iv/ what kind of socio-cultural activities  
should be organized.

- 10.10 Chinatown merchants should form an association and join Greater Victoria Tourists Information Centre which will help promote tourism in Chinatown.
- 10.11 In order to publicize the places of interest in Chinatown, a brochure for Chinatown is necessary.
- 10.12 A Committee on the rehabilitation of Fan Tan Alley, should be formed by owners of properties on either side of the alley and work closely with the Department of Community Development.





# APPENDIX : SIX SETS OF QUESTIONNAIRES

- A. Questionnaire for Property Owners
- B. Questionnaire for Business Community
- C. Questionnaire for Residents
- D. Questionnaire for Users of Chinatown
- G. Questionnaire for the above four  
interest groups
- E. Questionnaire for Tourists

Tabulation of Data will be published in

Volume Two





## A. Property Owners

1. Name of Owner: \_\_\_\_\_

2. Do you think your building

1. is in good shape - - - - -

2. needs some minor facelifts - - - - -

3. needs major renovations - - - - -

4. is dilapidated and should be demolished - - - - -

3. Do you expect to sell your properties in the next two or three years?

|              |  |
|--------------|--|
| a) Yes       |  |
| b) No        |  |
| c) Undecided |  |

4. Do you expect to buy more properties in Chinatown in the next two or three years?

|              |  |
|--------------|--|
| a) Yes       |  |
| b) No        |  |
| c) Undecided |  |

5. Do you have any intention to upgrade your buildings?

|              |  |
|--------------|--|
| a) Yes       |  |
| b) No        |  |
| c) Undecided |  |

6. What problems do you foresee in upgrading your buildings? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Do you think your buildings have any heritage value?

|               |  |
|---------------|--|
| a) Yes        |  |
| b) No         |  |
| c) Don't know |  |

8. If yes, please indicate the specific heritage features:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





B. Business Community

1. Name of Shop: \_\_\_\_\_
2. How long have you operated this business in Chinatown?
- |                      |  |
|----------------------|--|
| a) less than a year  |  |
| b) 1 - 5 years       |  |
| c) more than 5 years |  |

3. Number of employees: Full-time \_\_\_\_\_  
Part-time \_\_\_\_\_

4. If you are a tenant, a) your monthly rent \_\_\_\_\_  
b) the amount of space \_\_\_\_\_

5. Would you consider buying a property in Chinatown to continue with your business?
- |              |  |
|--------------|--|
| a) Yes       |  |
| b) No        |  |
| c) Undecided |  |

6. Why do you choose Chinatown as a site for your business?

| Reason                               | Major Reason | Minor Reason |
|--------------------------------------|--------------|--------------|
| 1. Cheap rent                        |              |              |
| 2. Site available at the right time  |              |              |
| 3. Close to your residence           |              |              |
| 4. Your own property                 |              |              |
| 5. Inherited from your family        |              |              |
| 6. Can't speak English well          |              |              |
| 7. Concentration of Chinese business |              |              |
| 8. By chance                         |              |              |
| 9. Others (specify)                  |              |              |

7. Would you consider operating your business elsewhere in the city?
- |              |  |
|--------------|--|
| a) Yes       |  |
| b) No        |  |
| c) Undecided |  |

8. If yes, why?
- \_\_\_\_\_
- \_\_\_\_\_

9. What percentage of your customers is of Chinese origin?

10. How much does your business depend on tourists?
- |                |  |
|----------------|--|
| a) Much        |  |
| b) Some        |  |
| c) very little |  |





11. Do you feel that there is sufficient business volume for expansion in Chinatown?

|                 |  |
|-----------------|--|
| a) Sufficient   |  |
| b) Insufficient |  |
| c) Not sure     |  |

12. Is there enough publicity given to Chinatown to attract customers?

|               |  |
|---------------|--|
| a) Enough     |  |
| b) Not enough |  |
| c) Not sure   |  |

13. If an advertising campaign were organized to attract customers to Chinatown, would you willing to spend money on this campaign?

|                  |  |
|------------------|--|
| a) Willing       |  |
| b) Unwilling     |  |
| c) Mixed feeling |  |

14. Do you find parking, loading and unloading a problem in Chinatown?

|                      |  |
|----------------------|--|
| a) A serious problem |  |
| b) A minor problem   |  |
| c) Not a problem     |  |





## C. Residents

1. Ethnic origin: Chinese \_\_\_\_\_ Non-Chinese \_\_\_\_\_

2. Address: \_\_\_\_\_

3. Type of Accommodation:

a) One bed-room self-contained \_\_\_\_\_

b) Two bed-room self-contained \_\_\_\_\_

c) Rooming house (shared kitchen etc.) \_\_\_\_\_

d) Other (specify) \_\_\_\_\_

4. Are you owner of the building? 

|     |  |
|-----|--|
| Yes |  |
| No  |  |

5. If no, your monthly rent \_\_\_\_\_  
amount of space \_\_\_\_\_

6. Age and Sex of occupants (Total number of persons in the household)

|    | Sex | Age |
|----|-----|-----|
| 1. |     |     |
| 2. |     |     |
| 3. |     |     |
| 4. |     |     |

|    | Sex | Age |
|----|-----|-----|
| 5. |     |     |
| 6. |     |     |
| 7. |     |     |
| 8. |     |     |

7. Are you a pensioner? 

|     |  |
|-----|--|
| Yes |  |
| No  |  |

8. Is your spouse a pensioner? 

|     |  |
|-----|--|
| Yes |  |
| No  |  |

9. How many persons in the household are working? \_\_\_\_\_

10. How many of them are working in or within walking  
distance of Chinatown? \_\_\_\_\_

11. Occupations of those who are working:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

12. How long have you been living in Chinatown?

a) Less than a year \_\_\_\_\_

b) 1 to 5 years \_\_\_\_\_

c) More than 5 years \_\_\_\_\_





13. Why do you live in Chinatown?

| Reason                                                             | Major Reason | Minor Reason |
|--------------------------------------------------------------------|--------------|--------------|
| 1. Cheap rent                                                      |              |              |
| 2. Close to place of work                                          |              |              |
| 3. Close to various Chinese associations                           |              |              |
| 4. Don't know English and feel at home here                        |              |              |
| 5. Most of my friends live here                                    |              |              |
| 6. My family has been living here for a long time                  |              |              |
| 7. Newly landed immigrants and recommended by friends to stay here |              |              |
| 8. By chance                                                       |              |              |
| 9. Other (Specify)                                                 |              |              |

14. Would you move out of Chinatown if you had the choice?

|             |  |
|-------------|--|
| a) Yes      |  |
| b) No       |  |
| c) Not sure |  |

15. If yes, why? \_\_\_\_\_

16. Do you think the building where you are now residing

- a) is in good shape \_ \_ \_ \_ \_
- b) needs some minor facelifts \_ \_ \_ \_ \_
- c) needs major renovations \_ \_ \_ \_ \_
- d) is dilapidated and should be demolished \_ \_ \_ \_ \_





D. User of Chinatown

1. Ethnic Origin : Chinese \_\_\_\_\_ Non-Chinese \_\_\_\_\_

2. Age: Under 25 \_\_\_\_\_  
25 - 40 \_\_\_\_\_  
41 - 64 \_\_\_\_\_  
65 and over \_\_\_\_\_

3. How often do you go to Chinatown?  
a) More than once a week \_\_\_\_\_  
b) Once a week \_\_\_\_\_  
c) Once or twice a month \_\_\_\_\_  
d) Two or three times a year \_\_\_\_\_

4. Why do you go to Chinatown?

| Reason                                                             | Major Reason | Minor Reason |
|--------------------------------------------------------------------|--------------|--------------|
| 1. Go to work                                                      |              |              |
| 2. Go to Chinese restaurant                                        |              |              |
| 3. Go to buy Chinese groceries                                     |              |              |
| 4. Go to buy Chinese products( gifts etc.)                         |              |              |
| 5. Go to buy antiques                                              |              |              |
| 6. Park my car in its parking lot                                  |              |              |
| 7. Meet friends or attend meetings in various Chinese Associations |              |              |
| 8. Send children to Chinese Public School                          |              |              |
| 9. Attend classes or seminars                                      |              |              |
| 10. Other (specify)                                                |              |              |

5. Do you participate in the activities of Chinese associations in Chinatown? If yes, name the associations

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_





## D 使用華埠人士

1. 種族：華裔 \_\_\_\_\_ 非華裔 \_\_\_\_\_
2. 年齡：25歲以下 \_\_\_\_\_  
 25歲至40歲 \_\_\_\_\_  
 41歲至65歲 \_\_\_\_\_  
 65歲以上 \_\_\_\_\_
3. 是否常往華埠？ (A) 每星期，一次以上 \_\_\_\_\_  
 (B) 每星期，一次 \_\_\_\_\_  
 (C) 每月一次至二次 \_\_\_\_\_  
 (D) 每年二次至三次 \_\_\_\_\_
4. 往華埠之原因：

| 原因               | 主要原因 | 次要原因 |
|------------------|------|------|
| 1. 往華埠工作         |      |      |
| 2. 光顧中國餐館        |      |      |
| 3. 購買中國食品        |      |      |
| 4. 購買中國工藝品(中國禮物) |      |      |
| 5. 購買中國古玩        |      |      |
| 6. 泊車於華埠停車場      |      |      |
| 7. 往各社團會晤朋友或開會   |      |      |
| 8. 送子弟往華僑學校就讀    |      |      |
| 9. 往上課或參加研討會     |      |      |
| 10. 其他(請說明原因)    |      |      |

5. 是否參加華埠僑團？若是，請列舉參加僑團之名稱。

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_





## G. All Interest Groups:

A. Property Owner \_\_\_\_\_

C. Resident \_\_\_\_\_

B. Business Community \_\_\_\_\_

D. User \_\_\_\_\_

1. Ethnic Origin: Chinese \_\_\_\_\_ Non-Chinese \_\_\_\_\_

2. Are Chinatown's streets clean?

|             |  |
|-------------|--|
| a) Clean    |  |
| b) Dirty    |  |
| c) Not sure |  |

3. Do you feel safe walking in Chinatown at night?

|             |  |
|-------------|--|
| a) Safe     |  |
| b) Unsafe   |  |
| c) Not sure |  |

4. If you feel unsafe, why?

5. Is Chinatown's street light sufficient?

|                  |  |
|------------------|--|
| a) Sufficient    |  |
| b) Insufficient  |  |
| c) Mixed feeling |  |

6. If insufficient, in which section of Chinatown do you think it requires improved lighting?

7. Is parking a problem in Chinatown?

|                      |  |
|----------------------|--|
| a) A serious problem |  |
| b) A minor problem   |  |
| c) Not a problem     |  |

8. Should Chinatown be abandoned and incorporated into the downtown area without any emphasis on the traditional Chinese character ?

|                  |  |
|------------------|--|
| a) Yes           |  |
| b) No            |  |
| c) Mixed feeling |  |

9. Do you think that the appearance of Chinatown should be conserved and enhanced?

|                  |  |
|------------------|--|
| a) Yes           |  |
| b) No            |  |
| c) Mixed feeling |  |

10. Do you support the idea of converting part of Fisgard Street between Government and Store into a pedestrian mall?

|                  |  |
|------------------|--|
| a) Support       |  |
| b) Oppose        |  |
| c) Mixed feeling |  |





11. If the following facilities were to be planned in Chinatown, which of them should be essential, optional and unnecessary?

| Facilities                           | Essential | Optional | Unnecessary |
|--------------------------------------|-----------|----------|-------------|
| 1. A Multi-storey Car Park           |           |          |             |
| 2. High Quality Apartment Buildings  |           |          |             |
| 3. Low Cost Housing                  |           |          |             |
| 4. A Chinese Senior Citizens' Home   |           |          |             |
| 5. A Multi-storey Chinese Bazaar     |           |          |             |
| 6. A Multi-storey Office Building    |           |          |             |
| 7. A Grand Hotel of Chinese Style    |           |          |             |
| 8. A Chinese Health Clinic           |           |          |             |
| 9. A Chinese Hospital                |           |          |             |
| 10. A Chinese Day Care Centre        |           |          |             |
| 11. A Large Assembly Hall            |           |          |             |
| 12. A Cafeteria serving Chinese food |           |          |             |
| 13. A Chinese Museum                 |           |          |             |
| 14. A Chinese Library                |           |          |             |
| 15. A Kung Fu Club                   |           |          |             |
| 16. A small Chinese Park             |           |          |             |
| 17. Others (specify)                 |           |          |             |
|                                      |           |          |             |

12. Do you support the idea of building a Chinese Community Centre which will contain some of the above facilities?

|                  |  |
|------------------|--|
| a) Support       |  |
| b) Oppose        |  |
| c) Mixed feeling |  |

13. If the living environment of Chinatown had been improved, would you consider living in Chinatown?

|              |  |
|--------------|--|
| a) Yes       |  |
| b) No        |  |
| c) Undecided |  |





14. Should Chinatown be developed into a tourist attraction?

|                  |  |
|------------------|--|
| a) Yes           |  |
| b) No            |  |
| c) Mixed feeling |  |

15. Should Fan Tan Alley be developed into a tourist attraction?

|                  |  |
|------------------|--|
| a) Yes           |  |
| b) No            |  |
| c) Mixed feeling |  |

16. Do you support a program to beautify Chinatown?

|                  |  |
|------------------|--|
| a) Yes           |  |
| b) No            |  |
| c) Mixed feeling |  |

17. Is Chinatown adequately served by the E.C. Hydro Transit?

|             |  |
|-------------|--|
| a) Yes      |  |
| b) No       |  |
| c) Not sure |  |

18. Do you think that a bus stop should be set up at the intersection of Government and Fisgard street?

|             |  |
|-------------|--|
| a) Yes      |  |
| b) No       |  |
| c) Not sure |  |

19. Do you feel that tourist buses should bring tourists into Chinatown?

|             |  |
|-------------|--|
| a) Yes      |  |
| b) No       |  |
| c) Not sure |  |

20. Please

- a) express your opinions about the problems facing Chinatown
- b) suggest improvements which are considered appropriate to resolve the stated problems
- c) consider to what extent the Chinese community should contribute to a rehabilitation and redevelopment program of Chinatown if such a program were desirable.

21. Do you support the suggestion that no efforts should be spent on the redevelopment of Chinatown but a New Chinatown should be built elsewhere in the city?

(a) Support \_\_\_\_\_ (b) Oppose \_\_\_\_\_ (c) Mixed feeling \_\_\_\_\_





G. 調查對象

業主 \_\_\_\_\_ 經營生意人士 \_\_\_\_\_  
居民 \_\_\_\_\_ 使用華埠人士 \_\_\_\_\_

1. 種族： 華裔 \_\_\_\_\_ 非華裔 \_\_\_\_\_
2. 華埠街道是否清潔？  
(A) 清潔 \_\_\_\_\_ (B) 污穢 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_
3. 晚上於華埠散步，是否有安全感？  
(A) 安全 \_\_\_\_\_ (B) 不安全 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_
4. 如感覺不安全，主因何在？ \_\_\_\_\_
5. 華埠街燈設備，是否充足？  
(A) 充足 \_\_\_\_\_ (B) 不充足 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_
6. 如華埠街燈設備不足，應如何改良？ \_\_\_\_\_
7. 於華埠泊車是否困難？  
(A) 非常困難 \_\_\_\_\_ (B) 頗困難 \_\_\_\_\_ (C) 不困難 \_\_\_\_\_
8. 華埠應否全部拆除，與域多利市區聯合，而完全不保留任何中國之傳統及特色？  
(A) 是 \_\_\_\_\_ (B) 否 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_
9. 華埠應加保存及增進其特有之色彩。  
(A) 是 \_\_\_\_\_ (B) 否 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_
10. 將 FISGARD ST. 介於 GOVERNMENT ST. 及 STORE ST. 中間之一部份，改建為一廣場（只供行人使用，不准汽車通過）。閣下是否支持此項建議？  
(A) 支持 \_\_\_\_\_ (B) 反對 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_





11. 如於華埠興建下列各項，台端認為是否必要，可有可無，或不需要。

| 興 建 項 目          | 必 要 | 可有可無 | 不 需 要 |
|------------------|-----|------|-------|
| 1. 多層停車場         |     |      |       |
| 2. 設備優良之高級「柏文」住宅 |     |      |       |
| 3. 廉租住宅          |     |      |       |
| 4. 華人安老院         |     |      |       |
| 5. 多層中國百貨商場      |     |      |       |
| 6. 辦公大廈          |     |      |       |
| 7. 規模宏大之中國式酒店    |     |      |       |
| 8. 華人健康院         |     |      |       |
| 9. 華人醫院          |     |      |       |
| 10. 華人托兒所        |     |      |       |
| 11. 規模宏大之集會大堂    |     |      |       |
| 12. 供應中國食品之自助餐室  |     |      |       |
| 13. 中國博物館        |     |      |       |
| 14. 中國圖書館        |     |      |       |
| 15. 中國武術館        |     |      |       |
| 16. 小型公園         |     |      |       |

12. 閣下是否贊成興建一包括上述若干項之「綜合性華人中心」？

(A) 贊成 \_\_\_\_\_ (B) 反對 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

13. 如華埠居住環境能加改善，閣下將否考慮於華埠居住？

(A) 願意 \_\_\_\_\_ (B) 不願意 \_\_\_\_\_ (C) 未能決定 \_\_\_\_\_





14. 華埠應否發展為旅遊區？

(A) 是 \_\_\_\_\_ (B) 否 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

15. 番攤巷應否發展為旅遊區？

(A) 是 \_\_\_\_\_ (B) 否 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

16. 台端支持美化華埠之計劃否？

(A) 支持 \_\_\_\_\_ (B) 反對 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

17. 華埠之巴士交通足夠及方便否？

(A) 足夠 \_\_\_\_\_ (B) 不足夠 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

18. 於 Fisgard 和 Government 街之間，應否設立一巴士站，以便乘客往返華埠？

(A) 贊成 \_\_\_\_\_ (B) 反對 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

19. 旅遊巴士應該帶遊客觀光華埠？

(A) 贊成 \_\_\_\_\_ (B) 反對 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

20. 請閱下表

1. 有關華埠目前之問題

2. 如何進行解決

3. 本地華人，會樂於出錢出力，協助發展華埠計劃否？

21. 不發展目前之華埠，於市內另建一新華埠

1. 支持 \_\_\_\_\_

2. 反對 \_\_\_\_\_

3. 無意見 \_\_\_\_\_





E. TOURIST

CHINESE \_\_\_\_\_

NON-CHINESE \_\_\_\_\_

1. Where did you come from? (e.g. Seattle) \_\_\_\_\_
2. Did you visit Chinatown in Victoria? Yes \_\_\_\_\_ No \_\_\_\_\_
3. If no, because
  - a) don't know there is a Chinatown \_\_\_\_\_
  - b) do not have time \_\_\_\_\_
  - c) do not know where it is \_\_\_\_\_
  - d) inconvenient to walk there \_\_\_\_\_
  - e) no interest in Chinatown \_\_\_\_\_
  - f) Other reasons(specify) \_\_\_\_\_
4. If yes, why did you go to Chinatown?
  - a) Sight-seeing \_\_\_\_\_
  - b) Eat Chinese food in Restaurant \_\_\_\_\_
  - c) Buy Chinese products or gifts \_\_\_\_\_
  - d) Come across Chinatown accidentally \_\_\_\_\_
  - e) Others \_\_\_\_\_
5. How did you hear about our Chinatown?
  - a) From your friends \_\_\_\_\_
  - b) From Tourist Bureau in your home town \_\_\_\_\_
  - c) From Tourist Bureau in Victoria \_\_\_\_\_
  - d) From advertisement in newspaper, T.V. etc. \_\_\_\_\_
  - e) From other souces (specify) \_\_\_\_\_
6. What did you like about our Chinatown ?  
\_\_\_\_\_  
\_\_\_\_\_
7. What did you dislike about our Chinatown?  
\_\_\_\_\_  
\_\_\_\_\_
8. Would you recommend your friends to visit our Chinatown?
  - a) Yes \_\_\_\_\_
  - b) No \_\_\_\_\_
  - c) Mixed feeling \_\_\_\_\_
9. What can we do to improve our Chinatown?  
\_\_\_\_\_  
\_\_\_\_\_











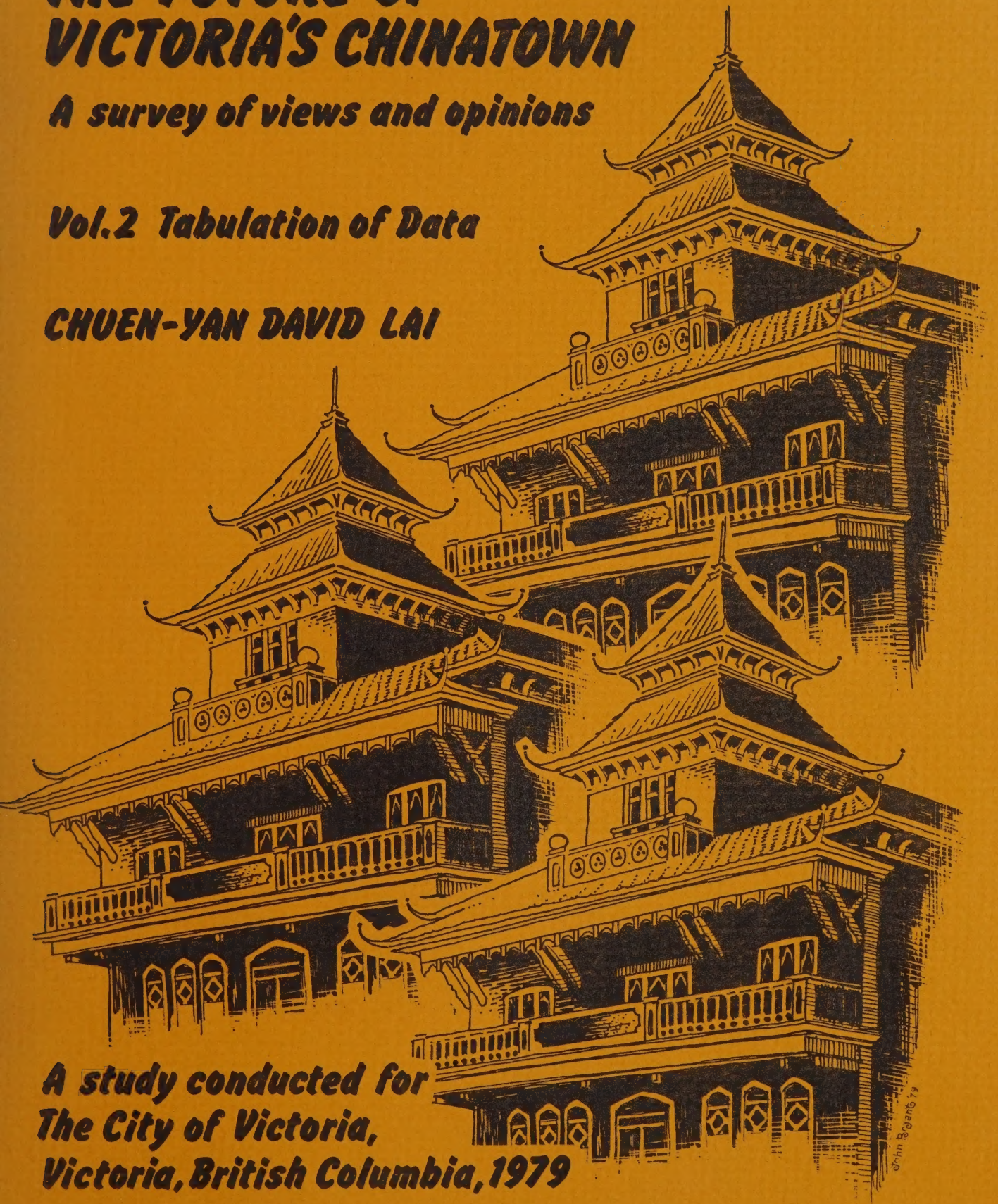


# ***THE FUTURE OF VICTORIA'S CHINATOWN***

***A survey of views and opinions***

***Vol.2 Tabulation of Data***

***CHUEN-YAN DAVID LAI***



***A study conducted for  
The City of Victoria,  
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# A. Property Owners

1. Name of Owner: \_\_\_\_\_

2. Do you think your building:

(a) is in good shape. . . . . \_\_\_\_\_

(b) needs some minor facelifts. . . . . \_\_\_\_\_

(c) needs major renovations . . . . . \_\_\_\_\_

(c) is dilapidated and should be demolished . . . . . \_\_\_\_\_

3. Do you expect to sell your properties in the next two or three years?

|               |  |
|---------------|--|
| (a) Yes       |  |
| (b) No        |  |
| (c) Undecided |  |

4. Do you expect to buy more properties in Chinatown in the next two or three years?

|               |  |
|---------------|--|
| (a) Yes       |  |
| (b) No        |  |
| (c) Undecided |  |

5. Do you have any intention to upgrade your buildings?

|               |  |
|---------------|--|
| (a) Yes       |  |
| (b) No        |  |
| (c) Undecided |  |

6. What problems do you foresee in upgrading your buildings?

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7. Do you think your buildings have any heritage value?

|                |  |
|----------------|--|
| (a) Yes        |  |
| (b) No         |  |
| (c) Don't Know |  |

8. If yes, please indicate the specific heritage features:

---



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## QUESTION A-1

29 Groups of Chinatown's Property Owners, May 1979

| Group                   | Number      |         | Total |
|-------------------------|-------------|---------|-------|
|                         | Non-Chinese | Chinese |       |
| Corporation             | 5           | 3       | 8     |
| Association             | 1           | 9       | 10    |
| City of Victoria        | 1           | --      | 1     |
| Group of Family Members | 1           | 7       | 8     |
| Individual              | 2           | --      | 2     |
| Total                   | 10          | 19      | 29    |

A List of Chinatown's Property Owners, May 1979(I) Non-Chinese Property Owners:

1. James Richardson and Sons Limited
2. Capital City Auto Limited
3. Victoria Brake Speciality Limited
4. Victoria Tire Limited
5. Victoria Old Age Pensioner Association
6. City of Victoria
7. John White Holdings
8. the Worthington family: (i) Mrs. Edith C. Worthington  
(ii) Mrs. Maude Lendrum  
(iii) Mrs. I.A. Worthington
9. Mr. Roy Waters
10. Mrs. Dorothy Randall Harper

(II) Chinese Property Owners:(a) Associations:

1. Hoy Sun Ning Young Benevolent Association
2. Dart Coon Club
3. Chee Kung Tong
4. Chinese Consolidated Benevolent Association
5. the Lee Benevolent Association
6. Yen Wo Society
7. Lung Kong Kung Shaw
8. Chung Shan Hook Sin Tong
9. Shon Yee Benevolent Association

(b) Companies or Family Groups:

- |                         |       |                                     |
|-------------------------|-------|-------------------------------------|
| 10. Chung Wah Company:  | (i)   | Tse Shee Lore Gune                  |
|                         | (ii)  | Gong Far Joe                        |
|                         | (iii) | Richard Perching Joe                |
|                         | (iv)  | Ping Fong Chow                      |
|                         | (v)   | Chow Shoon                          |
|                         | (vi)  | Chow Kwong Wo                       |
|                         | (vii) | Add Young                           |
| 11. Kin Wah Company:    | (i)   | Richard Perching Joe, Manager       |
| 12. Sun Wah Company:    | (i)   | Gong Far Joe                        |
|                         | (ii)  | Richard Perching Joe                |
| 13. the Lee family:     | (i)   | Morley Co.                          |
|                         | (ii)  | Ida Seto                            |
| 14. the Chan family:    | (i)   | Paul Chan                           |
|                         | (ii)  | Philip Chan                         |
|                         | (iii) | Allan Chan                          |
|                         | (iv)  | Steven Chan                         |
|                         | (v)   | Chan Sin Twe                        |
|                         | (vi)  | Jessie Chan                         |
| 15. the Lee family:     | (i)   | Lee Heen Foo                        |
|                         | (ii)  | Lee Suey Kee                        |
|                         | (iii) | Lee Wing Hong                       |
| 16. the Lou-Poy family: | (i)   | Harry Lou-Poy                       |
|                         | (ii)  | Henry Lou-Poy                       |
|                         | (iii) | Pioneer Fruit and Vegetable Company |



17. the Sue family: (i) Sue Hong Bin  
(ii) Sue Hung Qun
18. the Chu family: (i) Chu Bing Gon, James  
(ii) Chu Bing Horn, David  
(iii) Chu Bing Chung, Edward
19. the Sing family: (i) Loo Loy Sing  
(ii) George Sing  
(iii) James Sing

QUESTION A-2

| Condition of Building               | Chinese Respondents | Non-Chinese Respondents | Total |
|-------------------------------------|---------------------|-------------------------|-------|
| 1. In Good Shape                    | 7                   | 5                       | 12    |
| 2. Minor Facelifts                  | 11                  | 2                       | 13    |
| 3. Major Renovations                | 4                   | 3                       | 7     |
| 4. Dilapidated and to be Demolished | --                  | --                      | --    |
| 5. Not Responding                   | 3                   | --                      | 3     |
| Total                               | 25                  | 10                      | 35    |

QUESTION A-3

| Intention to Sell Property | Chinese Respondents | Non-Chinese Respondents | Total |
|----------------------------|---------------------|-------------------------|-------|
| 1. Yes                     | 1                   | 2                       | 3     |
| 2. No                      | 17                  | 5                       | 22    |
| 3. Undecided               | 6                   | 3                       | 9     |
| 4. Not Responding          | 1                   | --                      | --    |
| Total                      | 25                  | 10                      | 35    |

QUESTION A-4

| Intention to Buy Property | Chinese Respondents | Non-Chinese Respondents | Total |
|---------------------------|---------------------|-------------------------|-------|
| 1. Yes                    | 4                   | --                      | 4     |
| 2. No                     | 15                  | 6                       | 21    |
| 3. Undecided              | 4                   | 3                       | 7     |
| 4. Not Responding         | 2                   | 1                       | 3     |
| Total                     | 25                  | 10                      | 35    |

QUESTION A-5

| Intention to Up-Grade Buildings | Chinese Respondents | Non-Chinese Respondents | Total |
|---------------------------------|---------------------|-------------------------|-------|
| 1. Yes                          | 11                  | 4                       | 15    |
| 2. No                           | 1                   | 5                       | 6     |
| 3. Undecided                    | 9                   | 1                       | 10    |
| 4. Not Responding               | 4                   | --                      | 4     |
| Total                           | 25                  | 10                      | 35    |

QUESTION A-6

Problems in up-grading buildings:

1. "availability of funds for up-grading the buildings", stated by ten owners.
2. "strict standards of City by-laws and fire codes, etc.", stated by three owners.
3. "sprinkling system", stated by one owner.



QUESTION A-7

| Heritage Value<br>of Building | Chinese<br>Respondents | Non-Chinese<br>Respondents | Total |
|-------------------------------|------------------------|----------------------------|-------|
| 1. Yes                        | 5                      | 2                          | 7     |
| 2. No                         | 4                      | 7                          | 11    |
| 3. Don't Know                 | 12                     | 1                          | 13    |
| 4. Not Responding             | 4                      | --                         | 4     |
| Total                         | 25                     | 10                         | 35    |

QUESTION A-8

Specific heritage features of buildings:

1. "the building has been here for many years", stated by three owners.
2. "don't know its heritage feature", stated by one owner.
3. "it's architecture", stated by one owner.
4. "it's a designated heritage building", stated by owner of Hook Sin Tong.

## B. Business Community

1. Name of Shop: \_\_\_\_\_

2. How long have you operated this business in Chinatown?

(a) less than 1 year

(b) 1-5 years

(c) more than 5 years

3. Number of Employees: full-time \_\_\_\_\_

part-time \_\_\_\_\_

4. If you are a tenant: (a) your monthly rent \_\_\_\_\_

(b) amount of space \_\_\_\_\_

5. Would you consider buying a property in Chinatown to continue with your business?

(a) Yes

(b) No

(c) Undecided

6. Why do you choose Chinatown as a site for your business?

| Reason                                | Major Reason | Minor Reason |
|---------------------------------------|--------------|--------------|
| (a) cheap rent                        |              |              |
| (b) site available at the right time  |              |              |
| (c) close to your residence           |              |              |
| (d) your own property                 |              |              |
| (e) inherited from your family        |              |              |
| (f) can't speak English well          |              |              |
| (g) concentration of Chinese business |              |              |
| (h) by chance                         |              |              |
| (i) others (specify)                  |              |              |

7. Would you consider operating your business elsewhere in the City?

(a) Yes

(b) No

(c) Undecided

8. If yes, why?

9. What percentage of your customers is of Chinese origin? \_\_\_\_\_





QUESTION B-1A List of Business Concerns in Chinatown, May 1979(I) Chinese-Owned Business Concerns:

- |                                    |                                     |
|------------------------------------|-------------------------------------|
| 1. Munn's Lumber/Laundry           | 15. Embassy Cafe                    |
| 2. Newtown Barber                  | 16. Eastern Interiors               |
| 3. Hon Min Restaurant              | 17. Alley Cat Boutique              |
| 4. Tiki Art Gallery                | 18. the Marwon Agencies             |
| 5. Wing's Market                   | 19. Yick Fang Curios                |
| 6. Tommy's News Stand              | 20. Quan Lee's                      |
| 7. Don Mee Restaurant (upstairs)   | 21. Peking House                    |
| 8. Jade Tree                       | 22. Chevron Gas Station             |
| 9. Man Yuck Tong Co.               | 23. Bob's Motor and Electric Repair |
| 10. Golden City Restaurant         | 24. Citizen Trading                 |
| 11. Morley's Co.                   | 25. Tai Sang Co.                    |
| 12. Sun Lock Restaurant (upstairs) | 26. Lin Heung Coffee Shop           |
| 13. Loy Sing Co.                   | 27. Bunn Brothers                   |
| 14. Foo Hong Restaurant            |                                     |

(II) Western-Owned Business Concerns:

- |                                    |                                            |
|------------------------------------|--------------------------------------------|
| 1. Buckerfield's Ltd.              | 15. Uncle Tom's Second Hand                |
| 2. Happy's Second Hand Shop        | 16. Watson's Primitives                    |
| 3. Cowboy's Trading                | 17. Capital City Auto                      |
| 4. Amos De Cosmos Co-Op            | 18. Island Trading                         |
| 5. British Welders                 | 19. Nostalgia Antiques                     |
| 6. Hugo Spilker Pipe Organ Builder | 20. G.D. Saunders                          |
| 7. Jack Knowles Repair Shop        | 21. Dover Elevator                         |
| 8. Fan Tan Gallery                 | 22. Victoria Brake Specialty               |
| 9. Jim's Antiques                  | 23. Victoria Tire                          |
| 10. Fisgard House of Treasure      | 24. Douglas Signs                          |
| 11. New Era Art Studio             | 25. the Gypsy Caravan                      |
| 12. Barkley International          | 26. Courtland Benson Bookbinder (upstairs) |
| 13. Herbal Remedy House            | 27. Viberg Boot Manufacturing              |
| 14. Bayshore Travel                | 28. Eurodown Quilts Ltd.                   |

QUESTION B-2

| No. of Years<br>of Operation | Chinese<br>Shops | Non-Chinese<br>Shops | Total |
|------------------------------|------------------|----------------------|-------|
| 1. Less Than 1 Year          | --               | 2                    | 2     |
| 2. 1-5 Years                 | 8                | 9                    | 17    |
| 3. More Than 5 Years         | 16               | 9                    | 25    |
| 4. Not Responding            | --               | --                   | --    |
| Total                        | 24               | 20                   | 44    |



## QUESTION B-3(a)

| Size of Employment<br>(No. of Full-Time<br>Workers) | Chinese<br>Shops |            | Non-Chinese<br>Shops |            | Total           |            |
|-----------------------------------------------------|------------------|------------|----------------------|------------|-----------------|------------|
|                                                     | No. of<br>Shops  | Employment | No. of<br>Shops      | Employment | No. of<br>Shops | Employment |
| 1 - 5                                               | 9                | 28         | 6                    | 15         | 15              | 43         |
| 6 - 10                                              | 4                | 30         | 3                    | 20         | 7               | 50         |
| 11 - 15                                             | 1                | 15         | 1                    | 12         | 2               | 27         |
| 16 - 20                                             | --               | --         | 1                    | 18         | 1               | 18         |
| self-employed                                       | 10               | --         | 9                    | --         | 19              | --         |
| Total                                               | 24               | 73         | 20                   | 65         | 44              | 138        |

## QUESTION B-3(b)

| Size of Employment<br>(No. of Part-Time<br>Workers) | Chinese<br>Shops |            | Non-Chinese<br>Shops |            | Total           |            |
|-----------------------------------------------------|------------------|------------|----------------------|------------|-----------------|------------|
|                                                     | No. of<br>Shops  | Employment | No. of<br>Shops      | Employment | No. of<br>Shops | Employment |
| 1                                                   | 3                | 3          | 3                    | 3          | 6               | 6          |
| 2                                                   | 3                | 6          | 2                    | 4          | 5               | 10         |
| 3                                                   | 2                | 6          | --                   | --         | 2               | 6          |
| 4                                                   | 2                | 8          | --                   | --         | 2               | 8          |
| 20                                                  | 1                | 20         | --                   | --         | 1               | 20         |
| Total                                               | 11               | 43         | 5                    | 7          | 16              | 50         |

QUESTION B-4(a)

| Amount of Monthly Rent | No. of Respondents |
|------------------------|--------------------|
| \$180 - \$200          | 3                  |
| \$225 - \$250          | 7                  |
| \$260 - \$280          | 5                  |
| \$350 - \$375          | 6                  |
| \$425 - \$435          | 2                  |
| \$550                  | 1                  |
| \$700 - \$750          | 2                  |
| Total                  | 26                 |

QUESTION B-4(b)

| Rental Payment (Amount/Sq.Ft.) | No. of Respondents |
|--------------------------------|--------------------|
| \$1.30 - \$1.50                | 5                  |
| \$1.60 - \$2.00                | 3                  |
| \$2.10 - \$2.50                | 6                  |
| \$2.60 - \$3.00                | 4                  |
| \$3.10 - \$3.50                | 2                  |
| \$3.60 - \$4.00                | 3                  |
| \$4.10 - \$4.50                | 1                  |
| \$4.60 - \$5.00                | -                  |
| \$5.10                         | 1                  |
| \$5.60                         | 1                  |
| Total                          | 26                 |



QUESTION B-5

| Intention to Buy Property | Chinese Respondents | Non-Chinese Respondents | Total |
|---------------------------|---------------------|-------------------------|-------|
| 1. Yes                    | 10                  | 6                       | 16    |
| 2. No                     | 9                   | 6                       | 15    |
| 3. Undecided              | 3                   | 6                       | 9     |
| 4. Not Responding         | 2                   | 2                       | 4     |
| Total                     | 24                  | 20                      | 44    |

QUESTION B-6

| Reason                               | Major Reason |             |       | Minor Reason |             |       |
|--------------------------------------|--------------|-------------|-------|--------------|-------------|-------|
|                                      | Chinese      | Non-Chinese | Total | Chinese      | Non-Chinese | Total |
| 1. Site Available at the Right Time  | 8            | 13          | 21    | 1            | 3           | 4     |
| 2. Cheap Rent                        | 5            | 10          | 15    | 2            | 2           | 4     |
| 3. Concentration of Chinese Business | 8            | 1           | 9     | 3            | 1           | 4     |
| 4. Inherited From Family             | 5            | 2           | 7     | --           | --          | --    |
| 5. Your Own Property                 | 3            | 1           | 4     | 1            | --          | 1     |
| 6. Close to Your Residence           | 2            | 2           | 4     | --           | 3           | 3     |
| 7. Cannot Speak English Well         | 3            | --          | 3     | --           | --          | --    |
| 8. By Chance                         | --           | 1           | 1     | 1            | 1           | 1     |
| 9. Other (specify)                   | --           | 3*          | 3     | --           | --          | --    |

\* Three respondents stated that proximity to Downtown was also a major reason.

QUESTION B-7

| Considering<br>to Move Out | Chinese<br>Respondents | Non-Chinese<br>Respondents | Total |
|----------------------------|------------------------|----------------------------|-------|
| 1. Yes                     | 7                      | 9                          | 16    |
| 2. No                      | 9                      | 5                          | 14    |
| 3. Undecided               | 6                      | 6                          | 12    |
| 4. Not Responding          | 2                      | --                         | 2     |
| Total                      | 24                     | 20                         | 44    |

QUESTION B-8(I) Reasons for Moving Out Given by Six Non-Chinese Respondents  
(Two of Them are Property Owners):

1. To places where property values and taxes are lower than those of Chinatown.
2. To places where more space will be available for operating auto dealership.
3. To places where there is more foot traffic and street beautification.
4. To places where rent will be lower. (This respondent is now paying \$224 a month for a space of about 1,200 square feet, i.e., at a rate of \$2.25 per square foot.)
5. Might be forced to move out of Chinatown if it were developed into another Gastown.
6. Lack of tourist trade.

(II) Reasons for Moving Out Given by Six Chinese Respondents:

1. "Chinatown is dead and it is not worth it to invest too much money in it."
2. "Chinese are moving out, business declines."
3. "Car parking is discouraging people from coming down to Chinatown."
4. To places where "good location and heavy traffic volume will give me more business."
5. "To places where market area is greater."
6. To places which "are exposed to heavy retail traffic".



QUESTION B-9

| Chinese Customers as<br>% of Total Patrons | Chinese<br>Respondents | Non-Chinese<br>Respondents | Total |
|--------------------------------------------|------------------------|----------------------------|-------|
| None                                       | 1                      | 2                          | 3     |
| Less Than 10                               | 5                      | 10                         | 15    |
| 10 - 39                                    | 5                      | 1                          | 6     |
| 40 - 69                                    | 4                      | --                         | 4     |
| 70 - 99                                    | 5                      | --                         | 5     |
| 100                                        | 1                      | --                         | 1     |
| Not Specified                              | 3                      | 7                          | 10    |
| Total                                      | 24                     | 20                         | 44    |

QUESTION B-10

| Dependence of<br>Business on Tourists | Chinese<br>Respondents | Non-Chinese<br>Respondents | Total |
|---------------------------------------|------------------------|----------------------------|-------|
| 1. Much                               | 4                      | --                         | 4     |
| 2. Some                               | 8                      | 6                          | 14    |
| 3. Very Little                        | 11                     | 12                         | 23    |
| 4. Not Responding                     | 1                      | 2                          | 3     |
| Total                                 | 24                     | 20                         | 44    |

QUESTION B-11

| Business Volume for<br>Expansion in Chinatown | Chinese<br>Respondents | Non-Chinese<br>Respondents | Total |
|-----------------------------------------------|------------------------|----------------------------|-------|
| 1. Sufficient                                 | 8                      | 11                         | 19    |
| 2. Insufficient                               | 7                      | --                         | 7     |
| 3. Not Sure                                   | 7                      | 9                          | 16    |
| 4. Not Responding                             | 2                      | --                         | 2     |
| Total                                         | 24                     | 20                         | 44    |

QUESTION B-12

| Publicity Given to Chinatown | Chinese Respondents | Non-Chinese Respondents | Total |
|------------------------------|---------------------|-------------------------|-------|
| 1. Enough                    | 1                   | 4                       | 5     |
| 2. Not Enough                | 17                  | 11                      | 28    |
| 3. Not Sure                  | 4                   | 4                       | 8     |
| 4. Not Responding            | 2                   | 1                       | 3     |
| Total                        | 24                  | 20                      | 44    |

QUESTION B-13

| Willingness to Invest in Advertising Campaign | Chinese Respondents | Non-Chinese Respondents | Total |
|-----------------------------------------------|---------------------|-------------------------|-------|
| 1. Willing                                    | 12                  | 2                       | 14    |
| 2. Unwilling                                  | 5                   | 11                      | 16    |
| 3. Mixed Feelings                             | 3                   | 6                       | 9     |
| 4. Not Responding                             | 4                   | 1                       | 5     |
| Total                                         | 24                  | 20                      | 44    |

QUESTION B-14

| Parking, Loading and Unloading | Chinese Respondents | Non-Chinese Respondents | Total |
|--------------------------------|---------------------|-------------------------|-------|
| 1. A Serious Problem           | 11                  | 5                       | 16    |
| 2. A Minor Problem             | 6                   | 7                       | 13    |
| 3. Not a Problem               | 5                   | 8                       | 13    |
| 4. Not Responding              | 2                   | --                      | 2     |
| Total                          | 24                  | 20                      | 44    |



### C. Residents

1. Ethnic Origin: Chinese \_\_\_\_\_ Non-Chinese \_\_\_\_\_
2. Address: \_\_\_\_\_
3. Type of Accommodation:
  - (a) one bedroom self-contained \_\_\_\_\_
  - (b) two bedroom self-contained \_\_\_\_\_
  - (c) rooming house (shared kitchen, etc.) \_\_\_\_\_
  - (d) other (specify) \_\_\_\_\_
4. Are you the owner of the building? Yes \_\_\_\_\_ No \_\_\_\_\_
5. If no, your monthly rent: \_\_\_\_\_ amount of space \_\_\_\_\_
6. Age and sex of occupants (total number of persons in the household):

|    | Sex | Age |
|----|-----|-----|
| 1. |     |     |
| 2. |     |     |
| 3. |     |     |
| 4. |     |     |

|    | Sex | Age |
|----|-----|-----|
| 5. |     |     |
| 6. |     |     |
| 7. |     |     |
| 8. |     |     |

7. Are you a pensioner? Yes \_\_\_\_\_ No \_\_\_\_\_
8. Is your spouse a pensioner? Yes \_\_\_\_\_ No \_\_\_\_\_
9. How many persons in the household are working? \_\_\_\_\_
10. How many of them are working in or within walking distance of Chinatown?  
\_\_\_\_\_
11. Occupations of those who are working:
  1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_
12. How long have you been living in Chinatown?
  - (a) Less than one year \_\_\_\_\_
  - (b) One to five years \_\_\_\_\_
  - (c) More than five years \_\_\_\_\_

13. Why do you live in Chinatown?

| Reason                                                              | Major Reason | Minor Reason |
|---------------------------------------------------------------------|--------------|--------------|
| (a) cheap rent                                                      |              |              |
| (b) close to place of work                                          |              |              |
| (c) close to various Chinese Associations                           |              |              |
| (d) don't know English and feel at home here                        |              |              |
| (e) most of my friends live here                                    |              |              |
| (f) my family has been living here for a long time                  |              |              |
| (g) newly landed immigrants and recommended by friends to stay here |              |              |
| (h) by chance                                                       |              |              |
| (i) other (specify)                                                 |              |              |

14. Would you move out of Chinatown if you had the choice?

|              |  |
|--------------|--|
| (a) Yes      |  |
| (b) No       |  |
| (c) Not Sure |  |

15. If yes, why?

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16. Do you think the building where you are now residing:

- (a) is in good shape . . . . .
- (b) needs some minor facelifts . . . . .
- (c) needs major renovations. . . . .
- (d) is dilapidated and should be demolished. . . . .



QUESTION C-1

| Ethnic Origin | No. of Households | No. of Persons |
|---------------|-------------------|----------------|
| Chinese       | 45                | 118            |
| Non-Chinese   | 5                 | 11             |
| Total         | 50                | 129            |

QUESTIONS C-3 and C-4

| Type of Accommodation                    | No. of Households |
|------------------------------------------|-------------------|
| 1. One-bedroom self contained            | 18                |
| 2. Two-bedrooms self-contained           | 14                |
| 3. Three-bedrooms or more self-contained | 4                 |
| 4. Rooming houses (shared kitchen, etc.) | 4                 |
| 5. Single family dwelling                | 4*                |
| 6. Others or unspecified                 | 6                 |
| Total                                    | 50                |

\* Only four households in Chinatown are living in a single family dwelling which is owned by the family concerned.

## QUESTION C-5

| Type of Accommodation          | Range of Monthly Rental Payments | No. of Respondents |
|--------------------------------|----------------------------------|--------------------|
| 1. (a) One-Bedroom Suite       | \$ 38 - \$ 50                    | 4                  |
| (b) " " "                      | \$ 65 - \$ 80                    | 2                  |
| 2. (a) Two-Bedroom Suite       | \$ 40 - \$ 45                    | 2                  |
| (b) " " "                      | \$ 60 - \$ 70                    | 2                  |
| (c) " " "                      | \$ 75 - \$ 80                    | 3                  |
| (d) " " "                      | \$ 85 - \$ 90                    | 3                  |
| (e) " " "                      | \$130 - \$140                    | 4                  |
| (f) " " "                      | \$160                            | 1                  |
| 3. (a) Three-Bedroom Suite     | \$ 50                            | 1                  |
| (b) " " "                      | \$140                            | 1                  |
| 4. (a) Four/Five-Bedroom Suite | \$ 90                            | 1                  |
| (b) " " " "                    | \$140                            | 1                  |
| (c) " " " "                    | \$225                            | 1                  |
| 5. (a) Rooming House           | \$ 30 - \$ 45                    | 2                  |

## QUESTIONS C-6, C-7 and C-8

| Age         | Male | Female | Total              |
|-------------|------|--------|--------------------|
| Under 20    | 23   | 14     | 37                 |
| 20 - 39     | 14   | 12     | 26                 |
| 40 - 64     | 22   | 12     | 34                 |
| 65 and over | 15   | 17     | 32<br>(pensioners) |
| Total       | 74   | 55     | 129                |



QUESTIONS C-9, C-10 and C-11

| Occupation                   | No. of Respondents |
|------------------------------|--------------------|
| Cook                         | 8                  |
| Restaurant Employee          | 6                  |
| Sawmill Workers              | 4                  |
| Artist or Photographer       | 4                  |
| Laundry Workers              | 2                  |
| Store Workers                | 4                  |
| Mailman or Post Office Clerk | 3                  |
| Farm or Greenhouse Workers   | 2                  |
| Housemaid or Janitor         | 2                  |
| Kung Fu Master               | 1                  |
| Sailor                       | 1                  |
| Total                        | 37*                |

\* Twenty (20) respondents said that they are working in or within walking distance of Chinatown.

QUESTION C-12

| Length of Residence  | No. of Respondents |
|----------------------|--------------------|
| 1. Less than 1 year  | 12                 |
| 2. 1 to 5 years      | 17                 |
| 3. More than 5 years | 20                 |
| Total                | 49                 |

QUESTION C-13

| Reason for Residing<br>in Chinatown                                | Major<br>Reason | Minor<br>Reason |
|--------------------------------------------------------------------|-----------------|-----------------|
| 1. Cheap rent                                                      | 20              | 1               |
| 2. Close to place of work                                          | 18              | 1               |
| 3. Close to various Chinese associations                           | 4               | 4               |
| 4. Don't know English and feel at home here                        | 10              | 1               |
| 5. Most of my friends live here                                    | 6               | 1               |
| 6. My family has been living here for a long time                  | 4               | -               |
| 7. Newly landed immigrants and recommended by friends to stay here | 8               | -               |
| 8. By chance                                                       | 2               | -               |
| 9. Other (specify) - friendly atmosphere                           | 1               | -               |

QUESTIONS C-14 and C-15

| Intention<br>to Move Out | No. of Respondents |
|--------------------------|--------------------|
| 1. Yes                   | --                 |
| 2. No                    | 10                 |
| 3. Not Sure              | 2                  |

QUESTION C-16

| Condition of Building               | No. of Respondents |
|-------------------------------------|--------------------|
| 1. In Good Shape                    | 6                  |
| 2. Minor Facelifts                  | 2                  |
| 3. Major Renovations                | 4                  |
| 4. Dilapidated and to be Demolished | -                  |



# D. User of Chinatown

1. Ethnic Origin: Chinese \_\_\_\_\_ Non-Chinese \_\_\_\_\_
2. Age: Under 25 . . . . . \_\_\_\_\_  
 25 - 40. . . . . \_\_\_\_\_  
 41 - 64. . . . . \_\_\_\_\_  
 65 and over. . . . . \_\_\_\_\_
3. How often do you go to Chinatown?  
 (a) more than once a week . . . . . \_\_\_\_\_  
 (b) once a week . . . . . \_\_\_\_\_  
 (c) once or twice a month . . . . . \_\_\_\_\_  
 (d) two or three times a year . . . . . \_\_\_\_\_
4. Why do you go to Chinatown?

| Reason                                                              | Major Reason | Minor Reason |
|---------------------------------------------------------------------|--------------|--------------|
| (a) go to work                                                      |              |              |
| (b) go to Chinese restaurant                                        |              |              |
| (c) go to buy Chinese groceries                                     |              |              |
| (d) go to buy Chinese products (gifts, etc.)                        |              |              |
| (e) go to buy antiques                                              |              |              |
| (f) park my car in its parking lot                                  |              |              |
| (g) meet friends or attend meetings in various Chinese associations |              |              |
| (h) send children to Chinese Public School                          |              |              |
| (i) attend classes or seminars                                      |              |              |
| (j) other (specify)                                                 |              |              |

5. Do you participate in the activities of Chinese associations in Chinatown?  
 If yes, name the associations:

- (a) \_\_\_\_\_  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

## D 使用華埠人士

26

1. 種族：華裔 \_\_\_\_\_ 非華裔 \_\_\_\_\_
2. 年齡：
 

|         |
|---------|
| 25歲以下   |
| 25歲至40歲 |
| 41歲至65歲 |
| 65歲以上   |

 \_\_\_\_\_
3. 是否常往華埠？
 

|              |
|--------------|
| (A) 每星期，一次以上 |
| (B) 每星期，一次   |
| (C) 每月一次至二次  |
| (D) 每年一二次至三次 |

 \_\_\_\_\_
4. 往華埠之原因：

| 原 因              | 主要原因 | 次要原因 |
|------------------|------|------|
| 1. 往華埠工作         |      |      |
| 2. 光顧中國餐館        |      |      |
| 3. 購買中國食品        |      |      |
| 4. 購買中國工藝品(中國禮物) |      |      |
| 5. 購買中國古玩        |      |      |
| 6. 泊車於華埠停車場      |      |      |
| 7. 往各社團會晤朋友或開會   |      |      |
| 8. 送子弟往華僑學校就讀    |      |      |
| 9. 往上課或參加研討會     |      |      |
| 10. 其他(請說明原因)    |      |      |

5. 是否參加華埠僑團？若是，請列舉參加僑團之名稱。

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_



QUESTIONS D-1 and D-2

| Age Group     | Chinese Respondents | Non-Chinese Respondents | Total |
|---------------|---------------------|-------------------------|-------|
| Under 25      | 129                 | 27                      | 156   |
| 25 - 40       | 139                 | 31                      | 170   |
| 41 - 64       | 105                 | 18                      | 123   |
| 65 and Over   | 38                  | 2                       | 40    |
| Not Specified | 14                  | 1                       | 15    |
| Total         | 425                 | 79                      | 504   |

QUESTION D-3(a)

| Frequency of Going to Chinatown | Chinese Respondents | Non-Chinese Respondents | Total |
|---------------------------------|---------------------|-------------------------|-------|
| 1. More than once a week        | 220                 | 34                      | 254   |
| 2. Once a week                  | 54                  | 15                      | 69    |
| 3. Once or twice a month        | 89                  | 24                      | 113   |
| 4. Two or three times a year    | 27                  | 4                       | 31    |
| 5. Not Responding               | 35                  | 2                       | 37    |
| Total                           | 425                 | 79                      | 504   |

QUESTION D-3(b)

| Frequency of Going to Chinatown | Age Group |       |       |             |               | Total |
|---------------------------------|-----------|-------|-------|-------------|---------------|-------|
|                                 | Under 25  | 25-40 | 41-64 | 65 and Over | Not Specified |       |
| 1. More than once a week        | 63        | 81    | 69    | 31          | 10            | 254   |
| 2. Once a week                  | 22        | 25    | 15    | 4           | 3             | 69    |
| 3. Once or twice a month        | 51        | 39    | 19    | 4           | --            | 113   |
| 4. Two or three times a year    | 20        | 6     | 4     | 1           | --            | 31    |
| 5. Not Responding               | --        | 19    | 16    | --          | 2             | 37    |
| Total                           | 156       | 170   | 123   | 40          | 15            | 504   |

QUESTION D-4

| Reason                                                             | Major Reason |             |       | Minor Reason |             |       |
|--------------------------------------------------------------------|--------------|-------------|-------|--------------|-------------|-------|
|                                                                    | Chinese      | Non-Chinese | Total | Chinese      | Non-Chinese | Total |
| 1. Buy Chinese groceries                                           | 285          | 23          | 308   | 72           | 17          | 89    |
| 2. Dine in Chinese restaurant                                      | 245          | 52          | 297   | 74           | 15          | 89    |
| 3. Meet friends or attend meetings in various Chinese associations | 130          | 13          | 143   | 44           | 4           | 48    |
| 4. Buy Chinese gifts, etc.                                         | 83           | 18          | 101   | 68           | 15          | 83    |
| 5. Use Chinatown's parking lot                                     | 52           | 4           | 56    | 48           | 4           | 52    |
| 6. Work in Chinatown                                               | 59           | 0           | 59    | 28           | 2           | 30    |
| 7. Attend classes or seminars                                      | 15           | 11          | 26    | 28           | 4           | 32    |
| 8. Buy antiques                                                    | 13           | 2           | 15    | 31           | 7           | 38    |
| 9. Send children to Chinese school                                 | 24           | --          | 24    | 24           | 2           | 26    |
| 10. Other (specify)                                                | 19           | 4           | 23    | 7            | 0           | 7     |



## QUESTION D-5

| Participation<br>in<br>Association's<br>Activities | Age Group         |                   |                   |                |                  | Total              |
|----------------------------------------------------|-------------------|-------------------|-------------------|----------------|------------------|--------------------|
|                                                    | Under<br>25       | 25-40             | 41-64             | 65 and<br>Over | Not<br>Specified |                    |
| 1. Associations                                    | 16 <sup>(a)</sup> | 42 <sup>(b)</sup> | 39 <sup>(c)</sup> | 12             | 3                | 112 <sup>(d)</sup> |
| 2. Associations                                    | 3                 | 6                 | 10                | 1              | 1                | 21                 |
| 3. Associations                                    |                   | 1                 | 4                 | 5              | -                | 10                 |
| Total                                              | 19                | 49                | 53                | 18             | 4                | 143                |

(a) Including 6 non-Chinese respondents.

(b) Including 8 non-Chinese respondents.

(d) Including 3 non-Chinese respondents.

(d) Including 17 non-Chinese respondents.

# E. All Interest Groups

(A) Property Owner \_\_\_\_\_ (C) Resident \_\_\_\_\_

(B) Business Community \_\_\_\_\_ (D) User \_\_\_\_\_

1. Ethnic Origin: Chinese \_\_\_\_\_ Non-Chinese \_\_\_\_\_

2. Are Chinatown's streets clean?

|              |  |
|--------------|--|
| (a) Clean    |  |
| (b) Dirty    |  |
| (c) Not Sure |  |

3. Do you feel safe walking in Chinatown at night?

|              |  |
|--------------|--|
| (a) Safe     |  |
| (b) Unsafe   |  |
| (c) Not Sure |  |

4. If you feel unsafe, why?

\_\_\_\_\_

5. Is Chinatown's street light sufficient?

|                   |  |
|-------------------|--|
| (a) Sufficient    |  |
| (b) Insufficient  |  |
| (c) Mixed Feeling |  |

6. If insufficient, in which section of Chinatown do you think it requires improved lighting?

\_\_\_\_\_

7. Is parking a problem in Chinatown?

|                     |  |
|---------------------|--|
| (a) Serious Problem |  |
| (b) Minor Problem   |  |
| (c) Not a Problem   |  |

8. Should Chinatown be abandoned and incorporated into the downtown area without any emphasis on the traditional Chinese character?

|                 |  |
|-----------------|--|
| (a) Yes         |  |
| (b) No          |  |
| (c) Mix Feeling |  |

9. Do you think that the appearance of Chinatown should be conserved and enhanced?

|                 |  |
|-----------------|--|
| (a) Yes         |  |
| (b) No          |  |
| (c) Mix Feeling |  |

10. Do you support the idea of converting part of Fisgard Street between Government and Store into a pedestrian mall?

|                   |  |
|-------------------|--|
| (a) Support       |  |
| (b) Oppose        |  |
| (c) Mixed Feeling |  |



11. If the following facilities were to be planned in Chinatown, which of them would be essential, optional and unnecessary?

| Facilities                           | Essential | Optional | Unnecessary |
|--------------------------------------|-----------|----------|-------------|
| (a) a multi-storey car park          |           |          |             |
| (b) high quality apartment buildings |           |          |             |
| (c) low cost housing                 |           |          |             |
| (d) a Chinese senior citizens' home  |           |          |             |
| (e) a multi-storey Chinese bazaar    |           |          |             |
| (f) a multi-storey office building   |           |          |             |
| (g) a grand hotel of Chinese style   |           |          |             |
| (h) a Chinese health clinic          |           |          |             |
| (i) a Chinese hospital               |           |          |             |
| (j) a Chinese day care centre        |           |          |             |
| (k) a large assembly hall            |           |          |             |
| (l) a cafeteria serving Chinese food |           |          |             |
| (m) a Chinese museum                 |           |          |             |
| (n) a Chinese library                |           |          |             |
| (o) a Kung-Fu club                   |           |          |             |
| (p) a small Chinese park             |           |          |             |
| (q) others (specify)                 |           |          |             |

12. Do you support the idea of building a Chinese community centre which will contain some of the above facilities?

|                   |  |
|-------------------|--|
| (a) Support       |  |
| (b) Oppose        |  |
| (c) Mixed Feeling |  |

13. If the living environment of Chinatown had been improved, would you consider living in Chinatown?

|               |  |
|---------------|--|
| (a) Yes       |  |
| (b) No        |  |
| (c) Undecided |  |

14. Should Chinatown be developed into a tourist attraction?

|                   |  |
|-------------------|--|
| (a) Yes           |  |
| (b) No            |  |
| (c) Mixed Feeling |  |

15. Should Fan Tan Alley be developed into a tourist attraction?

|                   |  |
|-------------------|--|
| (a) Yes           |  |
| (b) No            |  |
| (c) Mixed Feeling |  |

16. Do you support a program to beautify Chinatown?

|                   |  |
|-------------------|--|
| (a) Yes           |  |
| (b) No            |  |
| (c) Mixed Feeling |  |

17. Is Chinatown adequately served by the B.C. Hydro Transit?

|              |  |
|--------------|--|
| (a) Yes      |  |
| (b) No       |  |
| (c) Not Sure |  |

18. Do you think that a bus stop should be set up at the intersection of Government and Fisgard Streets?

|              |  |
|--------------|--|
| (a) Yes      |  |
| (b) No       |  |
| (c) Not Sure |  |

19. Do you feel that tourist buses should bring tourists into Chinatown?

|              |  |
|--------------|--|
| (a) Yes      |  |
| (b) No       |  |
| (c) Not Sure |  |

20. Please:

- (a) Express your opinions about the problems facing Chinatown.
- (b) Suggest improvements which are considered appropriate to resolve the stated problems.
- (c) Consider to what extent the Chinese community should contribute to a rehabilitation and redevelopment program of Chinatown if such a program were desirable.

21. Do you support the suggestion that no efforts should be spent on the redevelopment of Chinatown, but a new Chinatown should be built elsewhere in the City?

|                   |  |
|-------------------|--|
| (a) Support       |  |
| (b) Oppose        |  |
| (c) Mixed Feeling |  |



# E. 調查對象

業主 \_\_\_\_\_  
居民 \_\_\_\_\_

經營生意人士 \_\_\_\_\_  
使用華埠人士 \_\_\_\_\_

1. 種族： 華裔 \_\_\_\_\_ 非華裔 \_\_\_\_\_
2. 華埠街道是否清潔？  
(A) 清潔 \_\_\_\_\_ (B) 污穢 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_
3. 晚上於華埠散步，是否有安全感？  
(A) 安全 \_\_\_\_\_ (B) 不安全 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_
4. 如感覺不安全，主因何在？ \_\_\_\_\_
5. 華埠街燈設備，是否充足？  
(A) 充足 \_\_\_\_\_ (B) 不充足 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_
6. 如華埠街燈設備不足，應如何改良？ \_\_\_\_\_
7. 於華埠泊車是否困難？  
(A) 非常困難 \_\_\_\_\_ (B) 頗困難 \_\_\_\_\_ (C) 不困難 \_\_\_\_\_
8. 華埠應否全部拆除，與域多利市區聯合，而完全不保留任何中國之傳統及特色？  
(A) 是 \_\_\_\_\_ (B) 否 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_
9. 華埠應加保存及增進其特有之色彩。  
(A) 是 \_\_\_\_\_ (B) 否 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_
10. 將 FISGARD ST. 介於 GOVERNMENT ST. 及 STORE ST. 中間之一部份，改建為一廣場（只供行人使用，不准汽車通過）。閣下是否支持此項建議？  
(A) 支持 \_\_\_\_\_ (B) 反對 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_



如於華埠興建下列各項，台端認為是否必要，可有可無，或不需要。

| 興 建 項 目          | 必 要 | 可有可無 | 不 需 要 |
|------------------|-----|------|-------|
| 1. 多層停車場         |     |      |       |
| 2. 設備優良之高級「柏文」住宅 |     |      |       |
| 3. 廉租住宅          |     |      |       |
| 4. 華人安老院         |     |      |       |
| 5. 多層中國百貨商場      |     |      |       |
| 6. 辦公大廈          |     |      |       |
| 7. 規模宏大之中國式酒店    |     |      |       |
| 8. 華人健康院         |     |      |       |
| 9. 華人醫院          |     |      |       |
| 10. 華人托兒所        |     |      |       |
| 11. 規模宏大之集會大堂    |     |      |       |
| 12. 供應中國食品之自助餐室  |     |      |       |
| 13. 中國博物館        |     |      |       |
| 14. 中國圖書館        |     |      |       |
| 15. 中國武術館        |     |      |       |
| 16. 小型公園         |     |      |       |

閣下是否贊成興建一包括上述若干項之「綜合性華入中心」？

(A) 贊成 \_\_\_\_\_ (B) 反對 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

如華埠居住環境能加改善，閣下將否考慮於華埠居住？

(A) 願意 \_\_\_\_\_ (B) 不願意 \_\_\_\_\_ (C) 未能決定 \_\_\_\_\_



14. 華埠應否發展為旅遊區？

(A) 是 \_\_\_\_\_ (B) 否 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

15. 番攤巷應否發展為旅遊區？

(A) 是 \_\_\_\_\_ (B) 否 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

16. 台灣支持美化華埠之計劃否？

(B) 支持 \_\_\_\_\_ (B) 反對 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

17. 華埠之巴士交通足夠及方便否？

(A) 足夠 \_\_\_\_\_ (B) 不足夠 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

18. 於 Fisgard 和 Government 街之間，應否設立一巴士站，以便乘客往返華埠？

(A) 贊成 \_\_\_\_\_ (B) 反對 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

19. 旅遊巴士應該帶遊客觀光華埠？

(A) 贊成 \_\_\_\_\_ (B) 反對 \_\_\_\_\_ (C) 無任何意見 \_\_\_\_\_

20. 請閱下表

1. 有關華埠目前之問題

2. 如何進行解決

3. 本地華人，會樂於出錢出力，協助發展華埠計劃

不恰在日前華埠，政府已決定一計劃

QUESTIONS E-2 to E-10

| Question                                                                                                                 | Property Owners,<br>Merchants or<br>Residents<br>(Total=107) | Users<br>(Total=504)   | Total<br>(611)         |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|------------------------|------------------------|
| E-2 Streets<br>- Clean<br>- Dirty<br>- Not Sure/Not Responding                                                           | 56<br>13<br>38                                               | 241<br>127<br>136      | 297<br>140<br>174      |
| E-3 Walking at Night<br>- Safe<br>- Unsafe<br>- Not Sure/Not Responding                                                  | 71<br>3<br>33                                                | 344<br>33<br>127       | 415<br>36<br>160       |
| E-4 Some people stated that they<br>did not feel safe walking<br>near the intersection of<br>Fisgard and Store Streets   |                                                              |                        |                        |
| E-5 Street Lighting<br>- Sufficient<br>- Insufficient*<br>- Mixed Feeling/Not Responding                                 | 57<br>19<br>31                                               | 221<br>150<br>133      | 278<br>169<br>164      |
| E-6 Some people stated that street<br>lighting was insufficient near<br>the intersection of Fisgard<br>and Store Streets |                                                              |                        |                        |
| E-7 Parking<br>- Serious Problem<br>- Minor Problem<br>- Not a Problem<br>- Not Responding                               | 24<br>42<br>12<br>29                                         | 222<br>240<br>29<br>13 | 246<br>282<br>41<br>42 |
| E-8 Chinatown be Abandoned and<br>Incorporated into Downtown<br>Area<br>- Yes<br>- No<br>- Mixed Feeling/Not Responding  | 3<br>67<br>37                                                | 65<br>397<br>42        | 68<br>464<br>79        |
| E-9 To Conserve and Enhance<br>Chinatown's Appearance<br>- Yes<br>- No<br>- Mixed Feeling/Not Responding                 | 69<br>11<br>27                                               | 445<br>19<br>40        | 514<br>30<br>67        |
| E-10 To Convert Fisgard Street into<br>a Pedestrian Mall<br>- Support<br>- Oppose<br>- Mixed Feeling/Not Responding      | 22<br>46<br>39                                               | 259<br>107<br>138      | 281<br>153<br>177      |



## QUESTION E-11(a)

| Facilities to be Provided<br>in Chinatown | Total Number of Respondents |             |                             |
|-------------------------------------------|-----------------------------|-------------|-----------------------------|
|                                           | Essential                   | Unnecessary | Optional/<br>Not Responding |
| 1. a Chinese senior citizens' home        | 399                         | 27          | 185                         |
| 2. a Chinese hospital                     | 330                         | 58          | 223                         |
| 3. a large assembly hall                  | 316                         | 76          | 219                         |
| 4. a Chinese health clinic                | 305                         | 41          | 265                         |
| 5. a small Chinese park                   | 261                         | 77          | 273                         |
| 6. low cost housing                       | 251                         | 110         | 250                         |
| 7. a Chinese museum                       | 250                         | 67          | 294                         |
| 8. a Chinese day care centre              | 239                         | 60          | 312                         |
| 9. a Chinese library                      | 233                         | 62          | 316                         |
| 10. a multi-storey Chinese bazaar         | 233                         | 95          | 283                         |
| 11. a multi-storey car park               | 220                         | 116         | 275                         |
| 12. a cafeteria serving Chinese food      | 199                         | 130         | 282                         |
| 13. a grand hotel of Chinese style        | 196                         | 144         | 271                         |
| 14. a Kung-Fu club                        | 155                         | 126         | 330                         |
| 15. high quality apartment buildings      | 104                         | 249         | 258                         |
| 16. a multi-storey office building        | 96                          | 211         | 304                         |

QUESTION E-11(b)

| Facilities to be Provided<br>in Chinatown | 156 Respondents<br>(Under 25 Age Group) |             |                             |
|-------------------------------------------|-----------------------------------------|-------------|-----------------------------|
|                                           | Essential                               | Unnecessary | Optional/<br>Not Responding |
| 1. a Chinese hospital                     | 85                                      | 18          | 53                          |
| 2. a Chinese senior citizens' home        | 84                                      | 12          | 60                          |
| 3. a large assembly hall                  | 81                                      | 17          | 58                          |
| 4. a Chinese health clinic                | 80                                      | 10          | 66                          |
| 5. a Chinese museum                       | 70                                      | 18          | 68                          |
| 6. a Chinese library                      | 69                                      | 29          | 58                          |
| 7. a multi-storey car park                | 61                                      | 26          | 69                          |
| 8. a grand hotel of Chinese style         | 61                                      | 31          | 64                          |
| 9. a small Chinese park                   | 59                                      | 21          | 76                          |
| 10. a multi-storey Chinese bazaar         | 58                                      | 25          | 73                          |
| 11. low cost housing                      | 56                                      | 33          | 67                          |
| 12. a Chinese day care centre             | 55                                      | 18          | 83                          |
| 13. a cafeteria serving Chinese food      | 53                                      | 43          | 60                          |
| 14. a Kung-Fu club                        | 46                                      | 35          | 75                          |
| 15. a multi-storey office building        | 30                                      | 58          | 68                          |
| 16. high quality apartment buildings      | 24                                      | 70          | 62                          |



QUESTION E-11(c)

| Facilities to be Provided<br>in Chinatown | 170 Respondents<br>(25-40 Age Group) |             |                             |
|-------------------------------------------|--------------------------------------|-------------|-----------------------------|
|                                           | Essential                            | Unnecessary | Optional/<br>Not Responding |
| 1. a Chinese senior citizens' home        | 109                                  | 6           | 55                          |
| 2. a Chinese health clinic                | 85                                   | 14          | 71                          |
| 3. a Chinese museum                       | 83                                   | 11          | 76                          |
| 4. a large assembly hall                  | 83                                   | 16          | 71                          |
| 5. a multi-storey Chinese bazaar          | 79                                   | 15          | 76                          |
| 6. a Chinese day care centre              | 77                                   | 15          | 78                          |
| 7. a Chinese hospital                     | 77                                   | 16          | 77                          |
| 8. a small Chinese park                   | 73                                   | 18          | 79                          |
| 9. a multi-storey car park                | 66                                   | 19          | 85                          |
| 10. a Chinese library                     | 58                                   | 11          | 101                         |
| 11. a cafeteria serving Chinese food      | 56                                   | 26          | 88                          |
| 12. a grand hotel of Chinese style        | 53                                   | 26          | 91                          |
| 13. low cost housing                      | 52                                   | 37          | 81                          |
| 14. a Kung-Fu club                        | 46                                   | 27          | 97                          |
| 15. high quality apartment buildings      | 23                                   | 71          | 76                          |
| 16. a multi-storey office building        | 23                                   | 57          | 90                          |

## QUESTION E-11(d)

| Facilities to be Provided<br>in Chinatown | 123 Respondents<br>(41-64 Age Group) |             |                             |
|-------------------------------------------|--------------------------------------|-------------|-----------------------------|
|                                           | Essential                            | Unnecessary | Optional/<br>Not Responding |
| 1. a Chinese senior citizens' home        | 97                                   | 3           | 23                          |
| 2. a large assembly hall                  | 78                                   | 10          | 35                          |
| 3. a Chinese hospital                     | 75                                   | 9           | 39                          |
| 4. a Chinese health clinic                | 70                                   | 6           | 47                          |
| 5. a small Chinese park                   | 69                                   | 13          | 41                          |
| 6. low cost housing                       | 68                                   | 15          | 40                          |
| 7. a Chinese museum                       | 58                                   | 9           | 56                          |
| 8. a multi-storey Chinese bazaar          | 54                                   | 16          | 53                          |
| 9. a multi-storey car park                | 53                                   | 22          | 48                          |
| 10. a Chinese library                     | 52                                   | 10          | 61                          |
| 11. a cafeteria serving Chinese food      | 48                                   | 23          | 52                          |
| 12. a Chinese day care centre             | 46                                   | 11          | 66                          |
| 13. a Kung-Fu club                        | 44                                   | 17          | 62                          |
| 14. a grand hotel of Chinese style        | 40                                   | 25          | 58                          |
| 15. high quality apartment buildings      | 25                                   | 35          | 63                          |
| 16. a multi-storey office building        | 24                                   | 30          | 69                          |



## QUESTION E-11(e)

| Facilities to be Provided<br>in Chinatown | 40 Respondents<br>(Over 65 Age Group) |             |                             |
|-------------------------------------------|---------------------------------------|-------------|-----------------------------|
|                                           | Essential                             | Unnecessary | Optional/<br>Not Responding |
| 1. a Chinese senior citizens' home        | 35                                    | 0           | 5                           |
| 2. a Chinese hospital                     | 34                                    | 1           | 5                           |
| 3. low cost housing                       | 27                                    | 2           | 11                          |
| 4. a large assembly hall                  | 23                                    | 6           | 11                          |
| 5. a Chinese health clinic                | 21                                    | 0           | 19                          |
| 6. high quality apartment buildings       | 21                                    | 12          | 7                           |
| 7. a multi-storey Chinese bazaar          | 16                                    | 9           | 15                          |
| 8. a cafeteria serving Chinese food       | 14                                    | 7           | 19                          |
| 9. a Chinese day care centre              | 13                                    | 2           | 25                          |
| 10. a grand hotel of Chinese style        | 13                                    | 15          | 12                          |
| 11. a small Chinese park                  | 12                                    | 5           | 23                          |
| 12. a multi-storey car park               | 11                                    | 11          | 18                          |
| 13. a Chinese museum                      | 10                                    | 5           | 25                          |
| 14. a Chinese library                     | 9                                     | 4           | 27                          |
| 15. a Kung-Fu Club                        | 8                                     | 5           | 27                          |
| 16. a multi-storey office building        | 3                                     | 10          | 27                          |

QUESTIONS E-12 to E-21

| Question                                                                                                                          | Property Owners,<br>Merchants or<br>Residents<br>(Total=107) | Users<br>(Total=504) | Total<br>(611)    |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------|-------------------|
| E-12 To Build a Chinese<br>Community Centre<br>- Support<br>- Oppose<br>- Mixed Feeling/Not Responding                            | 57<br>7<br>43                                                | 415<br>22<br>67      | 472<br>29<br>110  |
| E-13 Considering to Live in<br>Chinatown in Future<br>- Yes<br>- No<br>- Undecided/Not Responding                                 | 29<br>30<br>48                                               | 161<br>186<br>157    | 190<br>216<br>205 |
| E-14 Chinatown be Developed into a<br>Tourist Attraction<br>- Yes<br>- No<br>- Mixed Feeling/Not Responding                       | 69<br>5<br>33                                                | 401<br>36<br>67      | 470<br>41<br>100  |
| E-15 Fan Tan Alley be Developed<br>in a Tourist Attraction<br>- Yes<br>- No<br>- Mixed Feeling/Not Responding                     | 56<br>8<br>43                                                | 337<br>72<br>95      | 393<br>80<br>138  |
| E-16 Supporting a Beautifying<br>Chinatown Program<br>- Yes<br>- No<br>- Mixed Feeling/Not Responding                             | 70<br>6<br>31                                                | 444<br>13<br>47      | 514<br>19<br>78   |
| E-17 Chinatown Adequately Served by<br>B.C. Hydro Transit<br>- Yes<br>- No<br>- Not Sure/Not Responding                           | 30<br>31<br>46                                               | 148<br>209<br>147    | 178<br>240<br>193 |
| E-18 A Bus Stop be Set Up at Inter-<br>section of Fisgard and<br>Government Streets<br>- Yes<br>- No<br>- Not Sure/Not Responding | 63<br>8<br>36                                                | 362<br>42<br>100     | 425<br>50<br>136  |
| E-19 Tourist Buses Should Bring<br>Tourists to Chinatown<br>- Yes<br>- No<br>- Not Sure/Not Responding                            | 62<br>8<br>37                                                | 353<br>46<br>105     | 415<br>54<br>142  |



|                                         |    |     |     |
|-----------------------------------------|----|-----|-----|
| E-21 To Build a New Chinatown Elsewhere |    |     |     |
| - Support                               | 2  | 39  | 41  |
| - Oppose                                | 68 | 349 | 417 |
| - Mixed Feeling/Not Responding          | 37 | 116 | 153 |

### QUESTION E-20

#### Selected Written Comments of Respondents

##### (a) Problems:

1. "Chinatown, as it exists presently, seems to have become almost non-existent and run down."
2. "Aside from the school, there is not really very much of a Chinese character to Fisgard Street. Whether Chinatown remains there or not is largely immaterial, except perhaps from the historical point of view."
3. "Stores need improved lighting. They always all look closed."
4. "Probably, the problems are those of urban centres everywhere - declining building conditions, increased pressure to knock down the lovely old buildings and put up modern, high income apartments, hotels and apartment buildings. This should be fought at all costs."
5. "Chinatown has little to offer people aside from the few restaurants and odd stores. There seems to be very little of a cultural nature. There are no displays to be seen or places for meeting people."
6. "I never had the opportunity to go to Chinese Public School when I was young, but I'd still very much like to learn to read and write Chinese, but what 20 year old wants to go to the Chinese Public School with all those little kids there."
7. "Chinatown is dead. You can't save it."
8. "With all the strict regulations of building and fire codes, what can you do to improve and renovate the buildings?"
9. "Most school age and teenage children of Chinese origin have little desire or interest to go to Chinatown."
10. "No attraction other than restaurants and groceries."
11. "There is much more to offer in Vancouver, and that's where people go if Victoria has nothing to offer."



(b) Suggestions for Improvement:

1. "Chinatown could be developed. Make more people aware of it."
2. "Chinatown community needs the combined efforts of all who sincerely want a better Chinatown."
3. "It should not be intentionally made a tourist attraction."
4. "I think that efforts to develop a tourist attraction are wrong. It always comes out tawdy and cheap. It takes time for an area to get like Chinatown - this is its appeal. I don't think that bringing busloads of tourists in will help. They come here because they have to walk - that is its charm."
5. "We need more Chinese goods at more reasonable prices and great varieties to draw Chinese people into Chinatown."
6. "The Chinatown area should be enlarged if necessary."
7. "Gateways to delineate Chinatown."
8. "To develop Chinatown into a unique cultural area."
9. "Beautify with shrubs, plants, flowers of Chinese origins, etc."
10. "More Chinese banners and emblems and Chinese lanterns across roads or lamp posts."
11. "I would like to think of Chinatown as a shopping and gathering place for the Chinese population of Victoria. Some open space sitting areas (preferably landscaped) might be conducive to a meeting place for people or just some place where it would be nice to sit and relax."
12. "A combination cultural centre and meeting hall might make Chinatown a more inviting and pleasant place to be. It should offer events that will interest both young and old."
13. "Continued integration of Chinese into western community alienates members from activities and knowledge of own heritage. A Chinese cultural centre may help to solve this problem. However, a more realistic approach might be an educational program aimed at parents and children, to teach both language and cultural, to promote a sense of ownership of the presence of the Chinese heritage."
14. "In coming years, China will continue to take an increasingly important role in western Pacific affairs, and this should be exploited to the fullest, to aid in the expansion and growth of Chinatown."
15. "Businesses - restaurants, stores, trade centre, etc., - should be the focus of development. For expansion and growth, the support and confidence of the businessmen should be enlisted. Investors must be made confident that businesses will prosper."
16. "A citizens' committee, composed mainly of Chinese people, should control and monitor redevelopment, getting grants and contributions - every family in some way - so that Chinatown remains an area connected to each person's heart. Only with large scale local involvement can such an important region be upgraded without losing its essential old character and without losing touch with its history."



F. Tourist

Chinese . . . . . \_\_\_\_\_ Non-Chinese . . . . . \_\_\_\_\_

1. Where did you come from? (e.g. Seattle) \_\_\_\_\_
2. Did you visit Chinatown in Victoria? Yes \_\_\_\_\_ No \_\_\_\_\_
3. If no, was it because:
  - (a) you don't know there is a Chinatown. . . . . \_\_\_\_\_
  - (b) you do not have the time . . . . . \_\_\_\_\_
  - (c) you do not know where it is. . . . . \_\_\_\_\_
  - (d) it is inconvenient to walk there . . . . . \_\_\_\_\_
  - (e) you have no interest in Chinatown. . . . . \_\_\_\_\_
  - (f) other reasons (specify) \_\_\_\_\_  
\_\_\_\_\_
4. If yes, why did you go to Chinatown?
  - (a) sight-seeing . . . . . \_\_\_\_\_
  - (b) to eat Chinese food in restaurant. . . . . \_\_\_\_\_
  - (c) to buy Chinese products or gifts . . . . . \_\_\_\_\_
  - (d) came across Chinatown accidentally . . . . . \_\_\_\_\_
  - (e) other reasons (specify) \_\_\_\_\_  
\_\_\_\_\_
5. How did you hear about our Chinatown?
  - (a) from your friends. . . . . \_\_\_\_\_
  - (b) from tourist bureau in your home town. . . . . \_\_\_\_\_
  - (c) from tourist bureau in Victoria. . . . . \_\_\_\_\_
  - (d) from advertisement in newspaper, TV, etc. . . . . \_\_\_\_\_
  - (e) from other sources (specify) \_\_\_\_\_  
\_\_\_\_\_
6. What did you like about our Chinatown? \_\_\_\_\_  
\_\_\_\_\_
7. What did you dislike about our Chinatown? \_\_\_\_\_  
\_\_\_\_\_
8. Would you recommend your friends to visit our Chinatown?
 

|                   |       |
|-------------------|-------|
| (a) Yes           | _____ |
| (b) No            | _____ |
| (c) Mixed Feeling | _____ |
9. What can we do to improve our Chinatown? \_\_\_\_\_  
\_\_\_\_\_

QUESTION F-1

| Home Town    | No. of Respondents |         |       |
|--------------|--------------------|---------|-------|
|              | Non-Chinese        | Chinese | Total |
| Seattle      | 68                 | 1       | 69    |
| Vancouver    | 48                 | 5       | 53    |
| Tacoma       | 7                  | -       | 7     |
| Abbotsford   | 4                  | -       | 4     |
| Langley      | 3                  | -       | 3     |
| Kelowna      | 3                  | -       | 3     |
| Bellingham   | 2                  | -       | 2     |
| Other Places | 43                 | 1       | 44    |
| Total        | 178                | 7       | 185   |

QUESTION F-2

| Ethnic Origin | No. of Respondents |                       |       |
|---------------|--------------------|-----------------------|-------|
|               | Visited Chinatown  | Not Visited Chinatown | Total |
| Non-Chinese   | 23                 | 137                   | 160   |
| Chinese       | 5                  | 2                     | 7     |
| Not Specified | 2                  | 16                    | 18    |
| Total         | 30                 | 155                   | 185   |



QUESTION F-3

| Reasons for Not Visiting                                                       | No. of Respondents |
|--------------------------------------------------------------------------------|--------------------|
| 1. Don't know there is a Chinatown                                             | 67                 |
| 2. Don't have time                                                             | 45                 |
| 3. Don't know where Chinatown is                                               | 17                 |
| 4. No interest in Chinatown                                                    | 16                 |
| 5. Inconvenient to walk there                                                  | 2                  |
| 6. Other reasons (i.e., staying in bed the whole day, too tired to walk, etc.) | 12                 |

QUESTION F-4

| Reasons for Visiting Chinatown        | No. of Respondents |
|---------------------------------------|--------------------|
| 1. Eat Chinese food in restaurant     | 18                 |
| 2. Sight-seeing                       | 10                 |
| 3. Came across Chinatown accidentally | 5                  |
| 4. Buy Chinese products or gifts      | 3                  |

QUESTION F-5

| Source                                                                                     | No. of Respondents |
|--------------------------------------------------------------------------------------------|--------------------|
| 1. From friends                                                                            | 12                 |
| 2. From advertisements                                                                     | 3                  |
| 3. From tourist bureau in Victoria                                                         | 2                  |
| 4. From tourist bureau in home town                                                        | 1                  |
| 5. Other sources (from relatives, ex-resident of Victoria, from telephone directory, etc.) | 6                  |

QUESTION F-6

1. "friendly"
2. "architecture"
3. "stores and restaurants"
4. "reasonable food prices"
5. "cheap buffets"

QUESTION F-7

1. "too dark"
2. "service is slow when tourists swell"
3. "need a little garbage pick-up"
4. "very little Oriental opoulation here"
5. "food was not excellent"
6. "drunkards around Chinatown"
7. "somewhat run-down"
8. "too small"

QUESTION F-8

| Recommending Friends<br>to Visit Chinatown | No. of Respondents |
|--------------------------------------------|--------------------|
| Yes                                        | 21                 |
| No                                         | 1                  |
| Mixed Feeling                              | 6                  |
| Not Responding                             | 2                  |
| Total                                      | 30                 |



QUESTION F-9Suggestions for Improvements:

1. "Make it a bit bigger, improve lighting."
2. "Physically, Chinatown needs to reflect the same aesthetic backshop Victoria."
3. "Clean it up a little."
4. "Restoration."
5. "More entertainment."
6. "Put in more advertisements."
7. "More museum-type buildings - history of Chinese community."

| Suggestion                                                                        | Frequency |
|-----------------------------------------------------------------------------------|-----------|
| 1. "Make it a bit bigger, improve lighting."                                      | 1         |
| 2. "Physically, Chinatown needs to reflect the same aesthetic backshop Victoria." | 1         |
| 3. "Clean it up a little."                                                        | 1         |
| 4. "Restoration."                                                                 | 1         |
| 5. "More entertainment."                                                          | 1         |
| 6. "Put in more advertisements."                                                  | 1         |
| 7. "More museum-type buildings - history of Chinese community."                   | 1         |
| Total                                                                             | 7         |





